

Shipley Parish

Shipley Parish

The following sites have been considered as part of the December 2018 SHELAA Housing Land Assessment for the 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 <u>developable</u> 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.

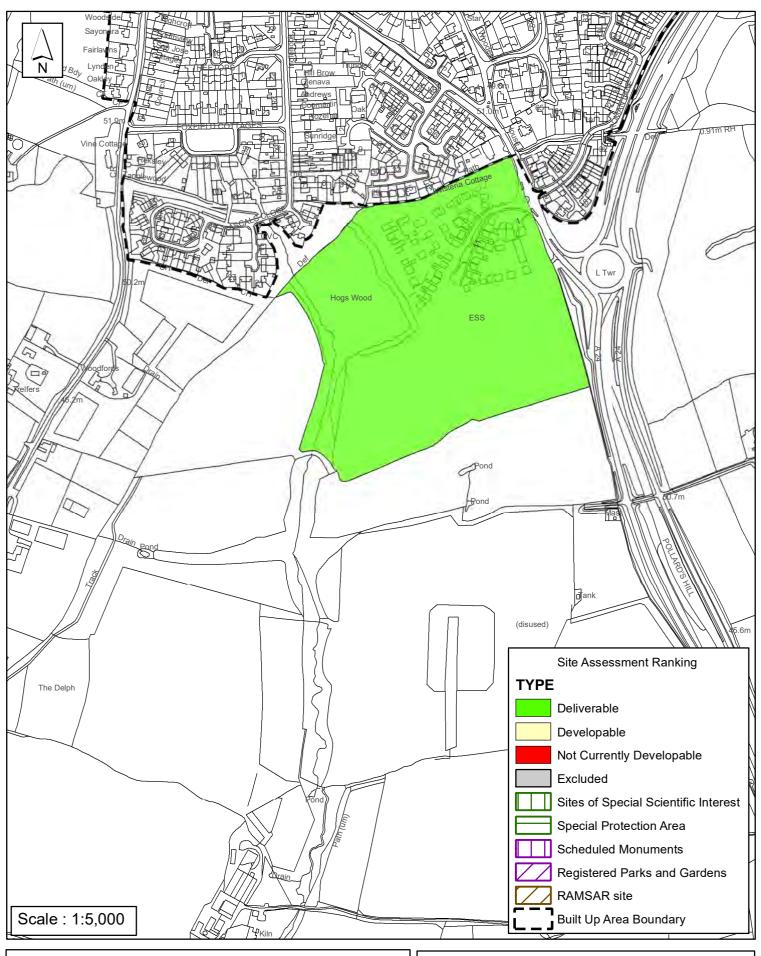
The outcome of the assessment for Shipley Parish is summarised as follows:

SHELAA	Site Name	Site Address	Outcome of Assessment	Total
Reference				Units
SA342	Hogs Wood	Hogs Wood, Shipley	Green (1-10 Years Deliverable)	193
SA008	Land at Barns Green Road	Coolham	Not Currently Developable	0
SA010	Home Farm	Coolham	Not Currently Developable	0
SA103	Land at St Cuthman's	Coolham	Not Currently Developable	0
SA234	Arun feeds	Sincox Lane, Shipley	Not Currently Developable	0
SA507	Kings Platt Field	Kings Platt Field	Not Currently Developable	0
SA508	Kings Field	Kings Field	Not Currently Developable	0
SA509	Sailors Copse Field	Shipley	Not Currently Developable	0
SA516	Vine Cottage	Vine Cottage, Thakeham Road, Coolham	Not Currently Developable	0
SA517	William Penn School Site	Brooks Green Road, Coolham	Not Currently Developable	0
SA543	Land north of Little Woodfords	Shipley Road Southwater	Not Currently Developable	0
SA701	Land at Rascals Farm	Shipley Road Southwater	Not Currently Developable	0
SA725	Land South of Hogs Wood	Hogs Wood, Shipley	Not Currently Developable	0
SA743	Land at Woodfords	Shipley Road Southwater	Not Currently Developable	0

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Parish	Shipley				
SHLAA Reference SA342	Site Name Land	at Hogs Wood,	Mill Straight		
Years 1-5 Deliverable ✓ Site Address South of Southwater, Shipley Parish Years 6-10 Developable □					
Years 11+ Not Currently Developable	Site Area (ha) Greenfield/PDI Site Total	10.6 Greenfield 166	Suitable Available Achievable	✓ ✓	
Justification	f 400 l III	: D0//4/0500	.		
The site has planning permission commenced with the rest of the savailable, suitable, achievable an	site projected to be	built out by 2020.			
Excluded Site Exclusio	on Reason				
Lapsed PP Date	11003011				

SA - 342: Land at Hogs Wood, Mill Straight, Southwater, Shipley Parish



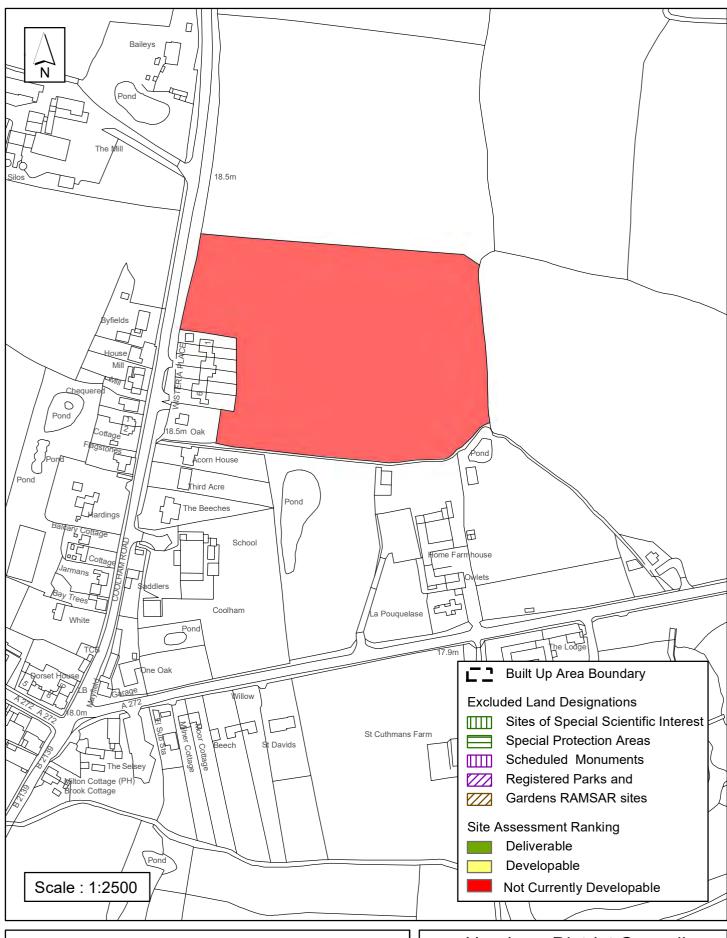
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Date: Revision:

Horsham District Council

Parish	Shipley			
SHLAA Reference SA008	Site Name Land	at Barns Green	Road Coolhar	m
Years 1-5 Deliverable Years 6-10 Developable	Site Address No	orth of Wisteria Pl	lace, Coolham	
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	2.47 Greenfield 0	Suitable Available Achievable	✓
Justification				
The landowner has expressed an located in the countryside north o settlement as defined by Policy 3 settlement with few or no facilities other villages and towns to meet	of the main settleme of the Horsham Dis or social networks	nt of Coolham wh strict Planning Fra and limited acces	nich is an unclas Imework 2015 (I	sified HDPF) thus
The Local Plan Review Issues & settlement meaning the site has to Options document is an early stay for development through the review Neighbourhood Plan, it is consider the HDPF. The site is therefore a	the potential to adjo ge of the local plan ew of the Horsham I ered development w	in the settlement review and holds District Planning F ould be contrary t	edge. However, little weight Unle ramework (HDF o Policies 1 to 4	the Issues & ess allocated PF) or via a
Excluded Site Exclusio	n Reason			
Lapsed PP				

SA - 008: Land at Barns Green Road, Coolham

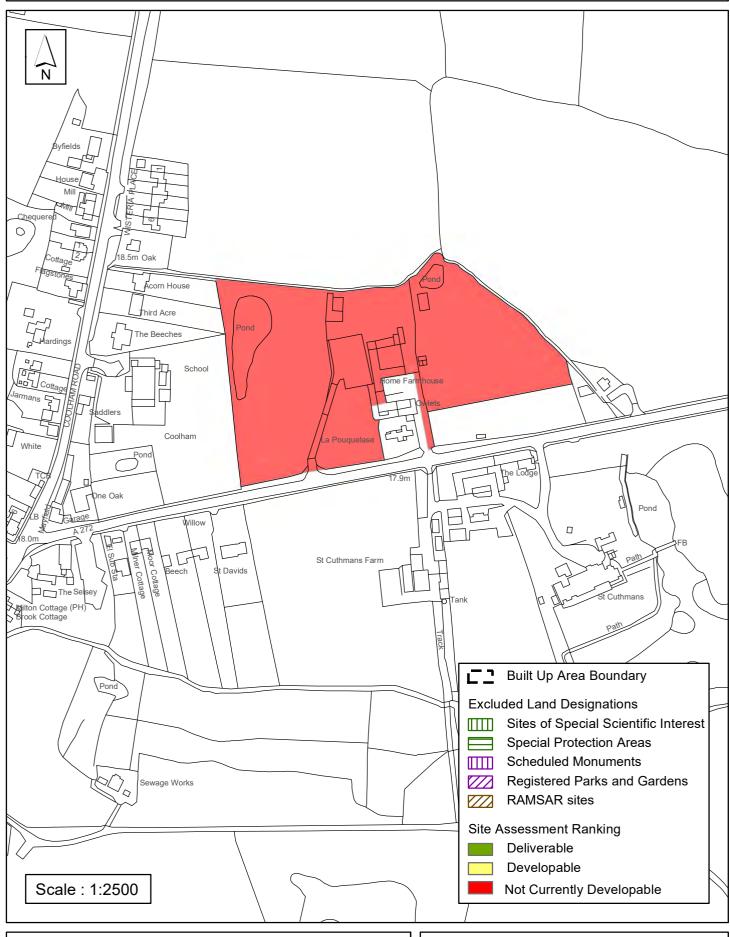


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Horsham District Council

Parish	Shipley				
SHLAA Reference SA010	Site Name Land	at Home Farm	Coolham		
Years 1-5 Deliverable Site Address Cowfold Road Coolham Years 6-10 Developable					
Years 11+ □ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL	2.8 PDL	Suitable Available	□	
	Site Total	0	Achievable		
Justification					
The landowner has expressed an in the countryside east of the mai defined by Policy 3 of the Horshal settlement with few or no facilities other villages and towns to meet	n settlement of Coo m District Planning s or social networks the needs of reside	olham which is an Framework 2015 and limited acces nts.	unclassified set (HDPF) in Polic ssibility, and is re	ttlement as by 3 thus a eliant on	
The Local Plan Review Issues & settlement and included some of be acceptable. However the Issu and holds little weight. Unless all Horsham District Planning Frame development would be contrary to assessed as 'Not Currently Devel	the site within the bles & Options docur ocated for developrework (HDPF) or via policies 1 to 4 and	oundary where so ment is an early s nent or similar thr a made Neighbo	ome residential i tage of the local rough the review ourhood Plan, it i	infilling may plan review of the s considere	
Excluded Site Exclusion	n Reason				
Lapsed PP Date					

SA - 010 : Home Farm, Coolham

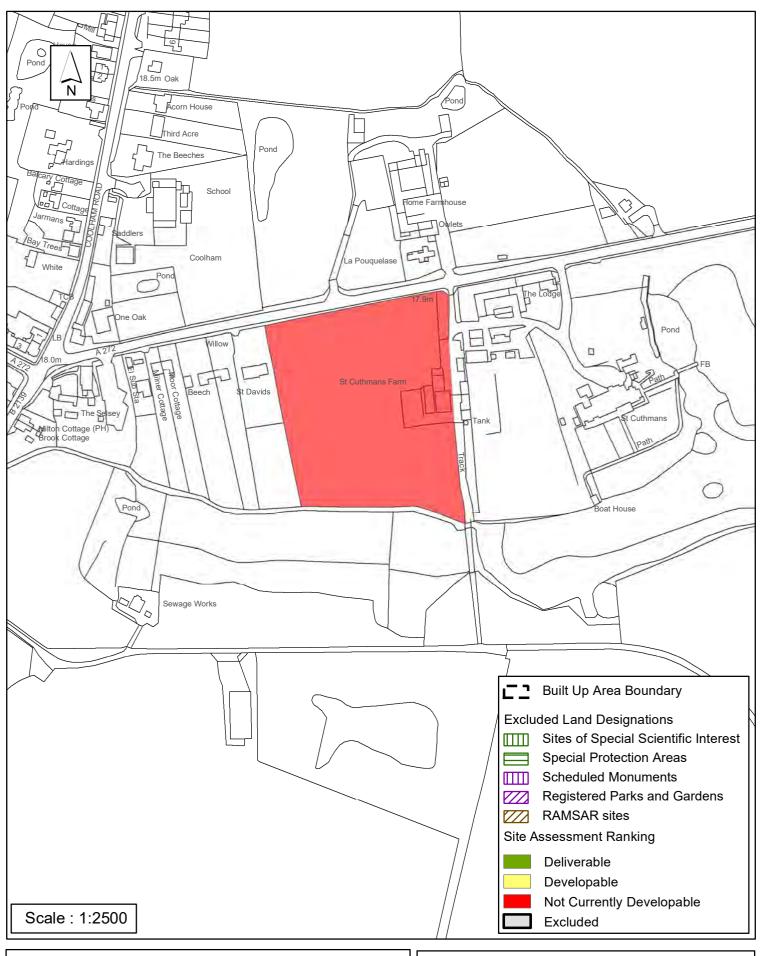


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Horsham District Council

Parish	Shipley			
SHLAA Reference SA10	3 Site Name Land	at St Cuthman's	;	
Years 1-5 Deliverable Years 6-10 Developable	Site Address Co	oolham		
Years 11+ Not Currently Developable	☐ Site Area (ha)	2.7Greenfield0	Suitable Available Achievable	
Justification				
It is unknown if the landowner unavailable at the present time unclassified settlement in Horand facilities. Unless allocate Neighbourhood Plan, any dev HDPF. It is therefore assesse	e. The site is in the cou sham District Planning ed for development with elopment would be con	ntryside east of C Framework Policy in the revised HD trary to Policies	oolham, which / 3 having a lac PF or a made	is an k of service
Excluded Site Exclu	sion Reason			
Lapsed PP Date				

SA - 103: Land at St Cuthmans, Coolham, Shipley



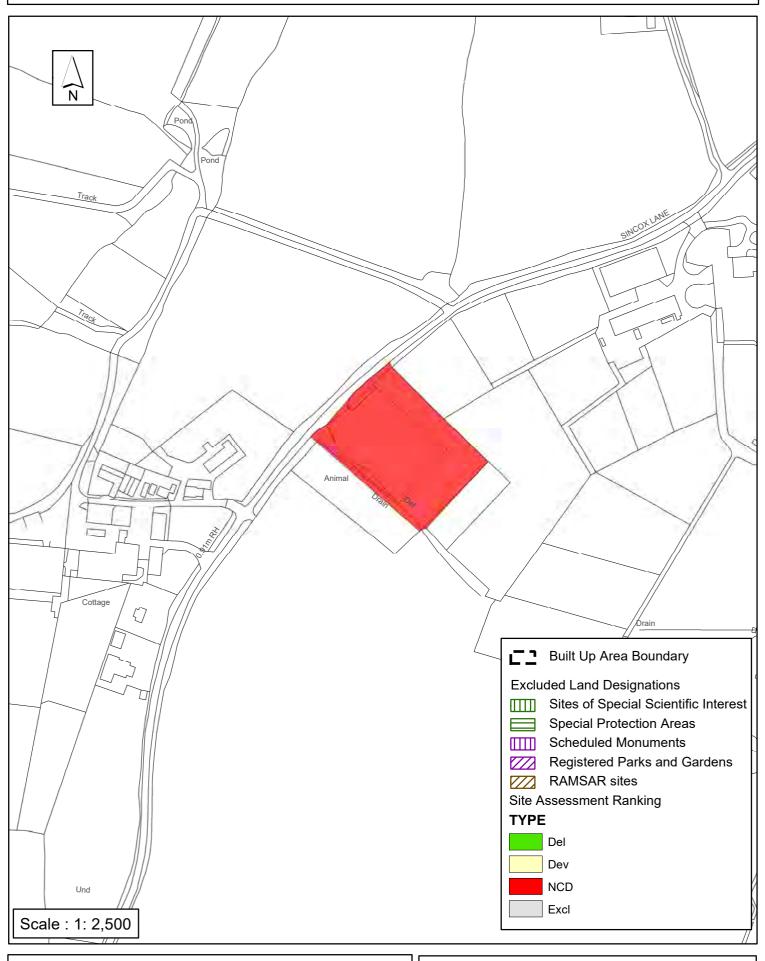
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Date: Revision:

Horsham District Council

Parish (Shipley			
SHLAA Reference SA234 \$	Site Name Land	at Sincox Lane,	Shipley	
Years 1-5 Deliverable ☐ Years 6-10 Developable ☐	Site Address Si	ncox Lane, Shiple	÷У	
/ears 11+ □ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	0.8 PDL 0	Suitable Available Achievable	✓✓
lustification				
site is located in the remote count settlement. Any residential devel HDPF. The site is therefore asse considered for rural commercial d	opment would be o	contrary to Policie	s 1 to 4 and 26	of the
Excluded Site Exclusion	n Reason			

SA - 234: Sincox Lane (Ex Arun Feeds), Shipley, Horsham



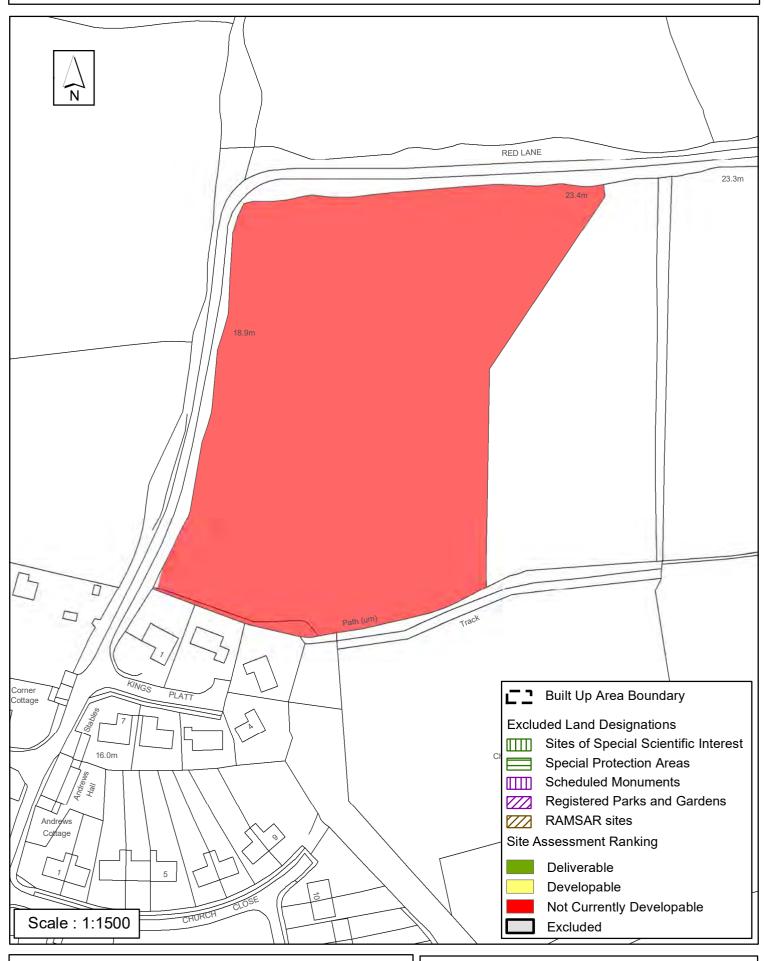
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Date: Revision:

Horsham District Council

Parish S	Shipley				
SHLAA Reference SA507 S	i ite Name Kings	Platt			
Years 1-5 Deliverable Years 6-10 Developable	Site Address Ki	ngs Platt Shipley			
Years 11+	Site Area (ha)	2.06	Suitable		
	Site Total	0	Achievable		
Justification					
Excluded Site Exclusion	Reason				
Lapsed PP Date					

SA-507: Kings Platt, Shipley



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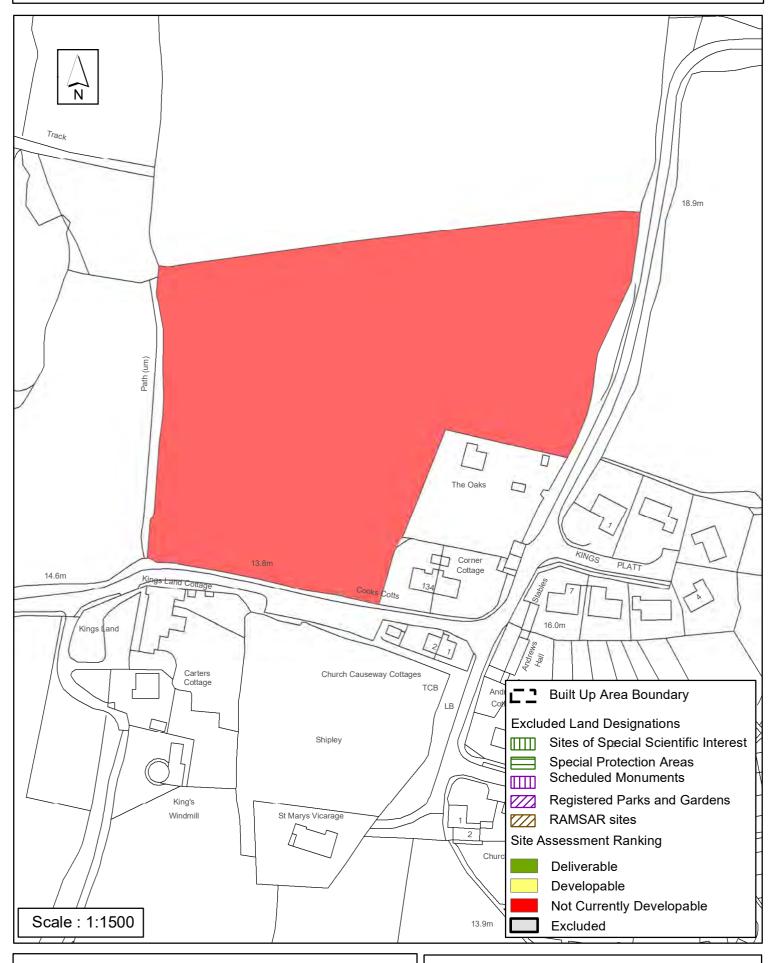
Date:

Revision:

Horsham District Council

Parish (Shipley			
SHLAA Reference SA508 \$	Site Name Kings	Field		
Years 1-5 Deliverable Years 6-10 Developable	Site Address Ki	ngs Field Shipley		
Years 11+ □ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	2.00 Greenfield 0	Suitable Available Achievable	✓
Justification				
The landowner has expressed an located in the countryside to the n Policy 3 of the Horsham District P no facilities or social networks and meet the needs of residents. Ship and a public right lies immediately Grade II listed Kingsland lies imm of the HDPF, it is considered developer.	orth of Shipley which lanning Framework of limited accessibilitiely Conservation A west. The site is leadiately south of the	ch is an unclassification (HDPF) thut ty, and is reliant or rea adjoins the solocated within a Bale site. Given the content of	ed settlement as us a settlement on other villages outhern boundar at Sustenance Z overarching spa	s defined by with few or and towns try of the site cone and the tial strategy
The Local Plan Review Issues & 6 where some residential infilling material early stage of the local plan review contrary to Policies 1 to 4 and 26 contrary	ay be acceptable. I v and holds little we	However the Issue eight. It is conside	es & Options do red developmer	cument is a nt would be
Excluded Site Exclusion	n Reason			
Lapsed PP Date				

SA-508: Kings Field, Shipley



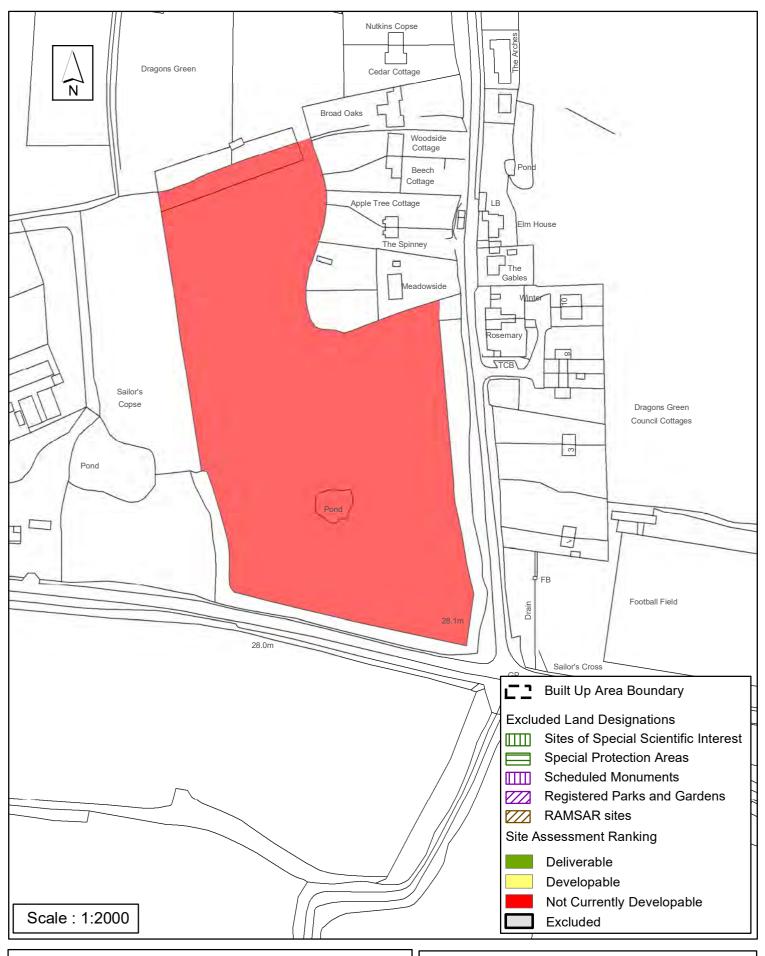
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Date: Revision:

Horsham District Council

Parish	Shipley			
SHLAA Reference SA509	Site Name Sailor	s Copse Field		
Years 1-5 Deliverable Years 6-10 Developable	Site Address Sa	ailors Copse Field	Dragons Greer	1
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	3.04 Greenfield 0	Suitable Available Achievable	✓
Justification				
The landowner has expressed ar located in the countryside to the sas defined by Policy 3 of the Hors with few or no facilities or social rand towns to meet the needs of ronsidered development would be therefore assessed as 'Not Curre	south west of Drago sham District Planni networks and limited esidents. Given the e contrary to Policie	n's Green which i ng Framework 20 I accessibility, and overarching spat	s an unclassified 115 (HDPF) thus d is reliant on oth ial strategy of th	d settlement a settlemer ner villages e HDPF, it is
Excluded Site	n Reason			
Lapsed PP Date				

SA-509: Sailors Copse Field, Shipley



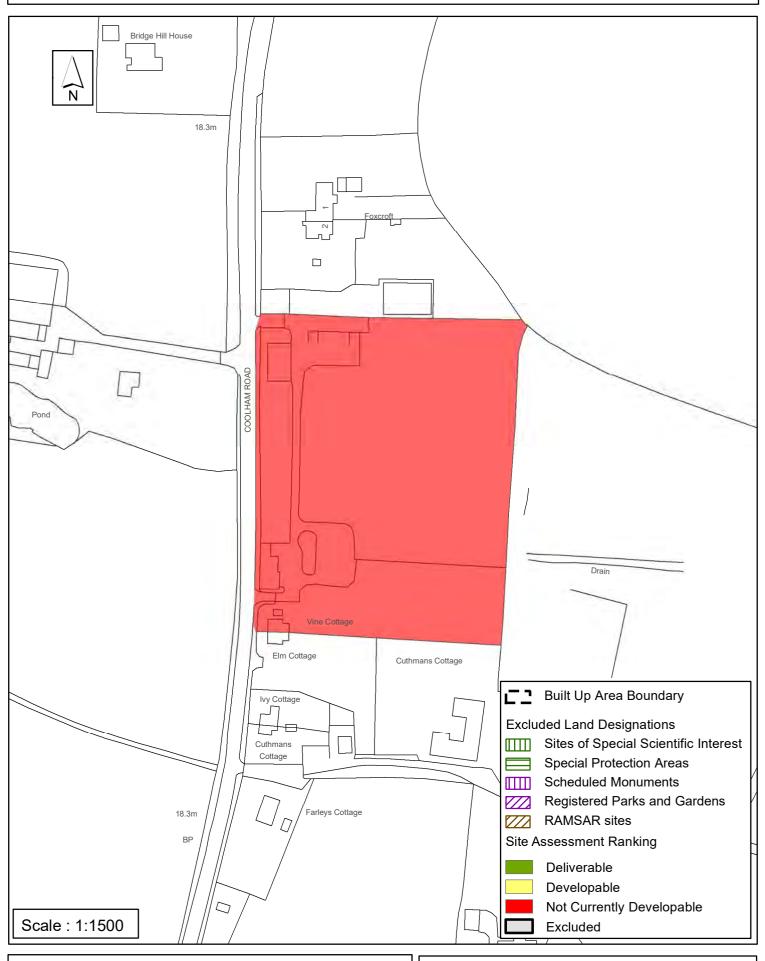
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Date: Revision:

Horsham District Council

Parish :	Shipley				
SHLAA Reference SA516 Site Name Land at Vine Cottage, Coolham					
Years 1-5 Deliverable Years 6-10 Developable	Site Address Vi	ne Cottage, Thak	eham Road, Co	olham	
Years 11+ □ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL	1.29 PDL	Suitable Available		
	Site Total	0	Achievable		
Justification					
The landowner has expressed an ocated in an isolated rural locatio assessed as 'Not Currently Devel	n and unrelated to				
Excluded Site Exclusion	n Posson				
Lapsed PP Date	i iveasuii				

SA-516: Vine Cottage, Coolham



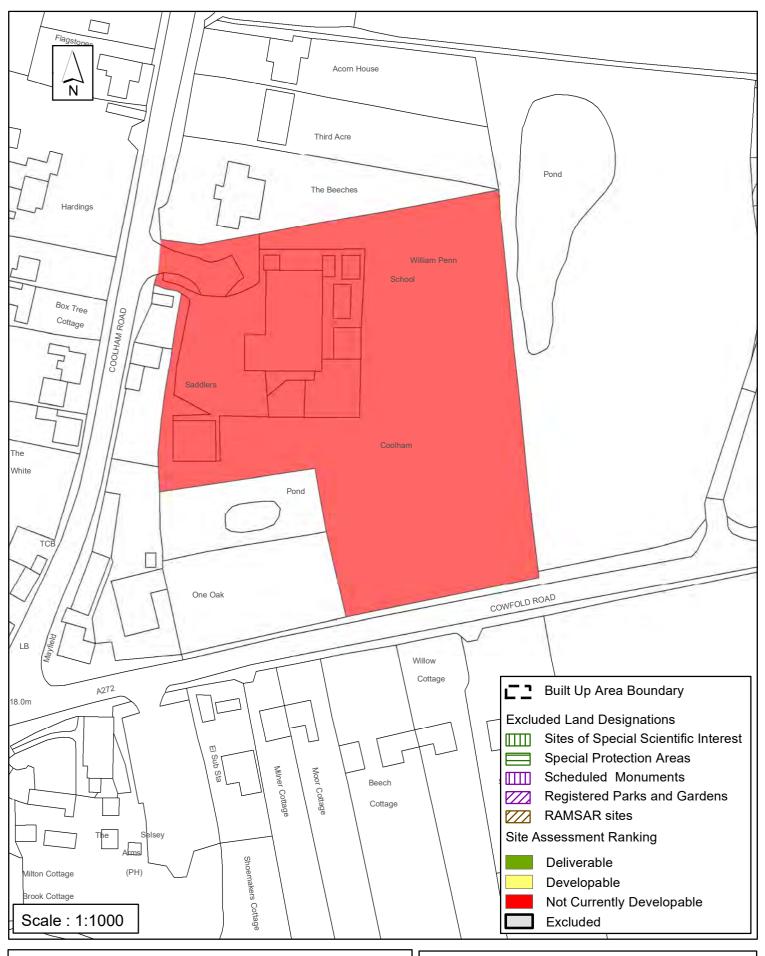
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Date: Revision:

Horsham District Council

Parish S	hipley			-			
SHLAA Reference SA517 Si	ite Name Willia	m Penn School	Site				
Years 1-5 Deliverable Years 6-10 Developable	Site Address Br	ooks Green Road	d, Coolham				
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL	0.9 PDL	Suitable Available				
	Site Total	0	Achievable				
The availability of this site is uncert develop from the landowner. The s defined as an unclassified settleme (HDPF) due to its lack of services a Policies 1 to 4 and 26 of the HDPF. The Local Plan Review Issues & O settlement, where some residential Options document is an early stage currently in use as a primary school							
Excluded Site	Reason						
Lapsed PP Date							

SA-517: William Penn School Site



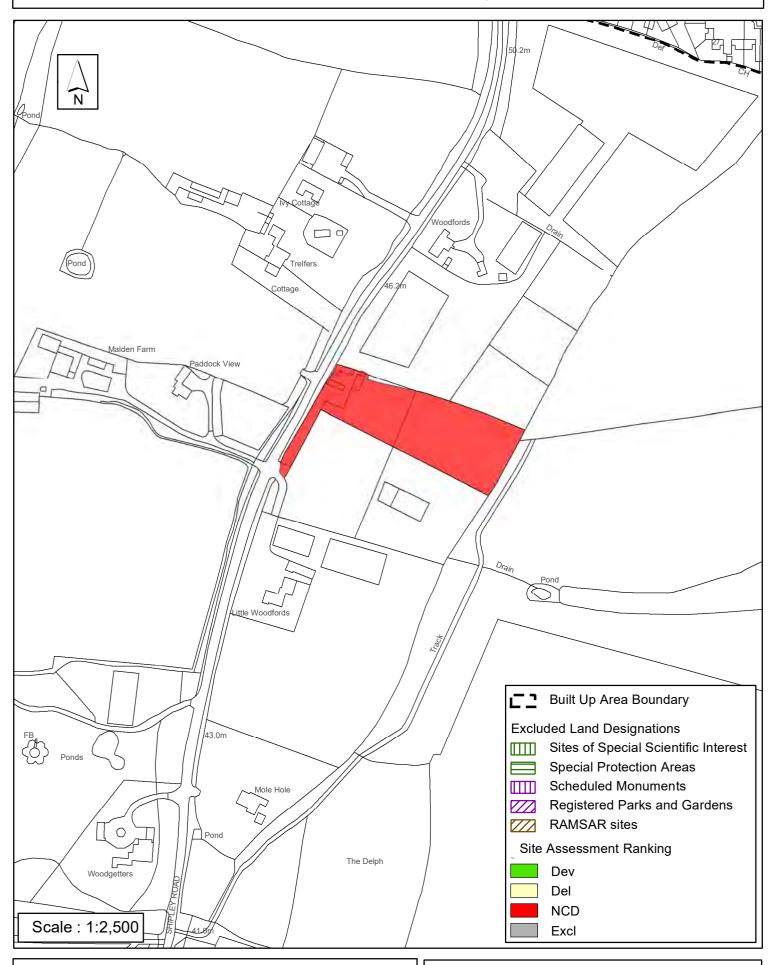
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Date: Revision:

Horsham District Council

Parish	Shipley			
SHLAA Reference SA543	Site Name Land	North of Little V	Voodfords	
Years 1-5 Deliverable Years 6-10 Developable	Site Address Sh	nipley Road, Sout	hwater	
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	0.56 Both 0	Suitable Available Achievable	✓✓
Justification				
The landowner has expressed ar located outside of the built up are Town/Larger Village in Policy 3 o a good range of services and factural location, not contiguous with would be contrary to Policies 1 to Currently Developable'.	ea boundary of Soutl of the Horsham Distri cilities. The site lies on the settlement edg	hwater which is cl ict Planning Fram within a Bat Suste e of Southwater.	assified as a Sn ework 2015 (HE enance Zone. Th It is considered	nall DPF), havin ne site is in developme
Excluded Site Exclusion	on Reason			
Lapsed PP Date				

SA - 543: Land North of Little Woodfords, Shipley



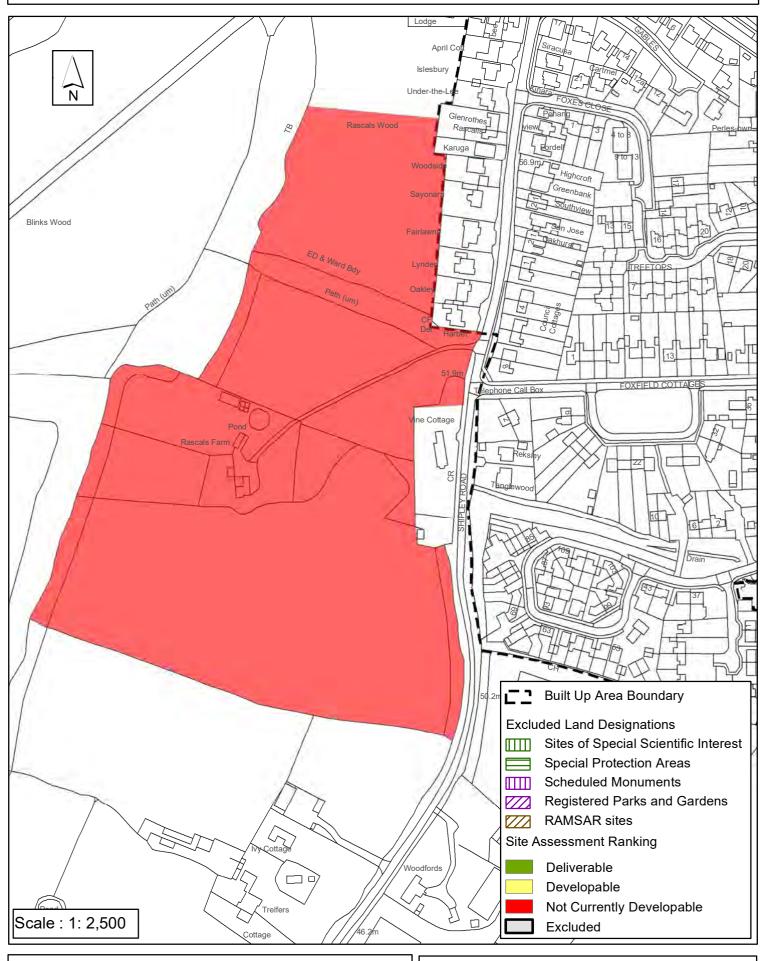
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Date: Revision:

Horsham District Council

Years 1-5 Deliverable Site Address Rascals Farm Shipley Road Southwater Years 6-10 Developable Site Area (ha) 5.9 Suitable Site Area (ha) 5.9 Suitable Site Total 0 Achievable Justification The landowner has expressed an interest to develop the site meaning it is 'available'. The site list in the countryside but adjoins the built up area boundary of Southwater which is classified as a small town with a good range of services and facilities in Policy 3 of the Horsham District Plannin Framework 2015 (HDPF). Unless allocated for development through the review of the HDPF or a made Neighbourhood Plan, it is considered development und be contrary to Policies 1 to 4 a 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.	Parish	Shipley						
Years 6-10 Developable Years 11+ Site Area (ha) 5.9 Suitable Not Currently Developable Greenfield/PDL Greenfield Available Site Total Achievable Justification The landowner has expressed an interest to develop the site meaning it is 'available'. The site lie in the countryside but adjoins the built up area boundary of Southwater which is classified as a small town with a good range of services and facilities in Policy 3 of the Horsham District Plannin Framework 2015 (HDPF). Unless allocated for development through the review of the HDPF or a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 a	SHLAA Reference SA701	Site Name Land	at Rascals Farr	n				
Years 11+ ☐ Site Area (ha) 5.9 Suitable ☐ Not Currently Developable ☑ Greenfield/PDL Greenfield Available ☑ Site Total 0 Achievable ☐ Justification The landowner has expressed an interest to develop the site meaning it is 'available'. The site lie in the countryside but adjoins the built up area boundary of Southwater which is classified as a small town with a good range of services and facilities in Policy 3 of the Horsham District Plannin Framework 2015 (HDPF). Unless allocated for development through the review of the HDPF or a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 a	···							
The landowner has expressed an interest to develop the site meaning it is 'available'. The site lie in the countryside but adjoins the built up area boundary of Southwater which is classified as a small town with a good range of services and facilities in Policy 3 of the Horsham District Plannin Framework 2015 (HDPF). Unless allocated for development through the review of the HDPF or a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 a	Years 11+	Greenfield/PDL	Greenfield	Available	✓✓			
in the countryside but adjoins the built up area boundary of Southwater which is classified as a small town with a good range of services and facilities in Policy 3 of the Horsham District Plannin Framework 2015 (HDPF). Unless allocated for development through the review of the HDPF or a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 a	Justification							
	in the countryside but adjoins the small town with a good range of s Framework 2015 (HDPF). Unles a made Neighbourhood Plan, it is	built up area bound services and facilities s allocated for devel considered develo	lary of Southwate is in Policy 3 of the lopment through pment would be c	r which is classi e Horsham Disti the review of the contrary to Polici	fied as a rict Planning e HDPF or vi			
Excluded Site Exclusion Reason	Excluded Site Exclusio	n Reason						

SA - 701: Land at Rascals Farm, Shipley



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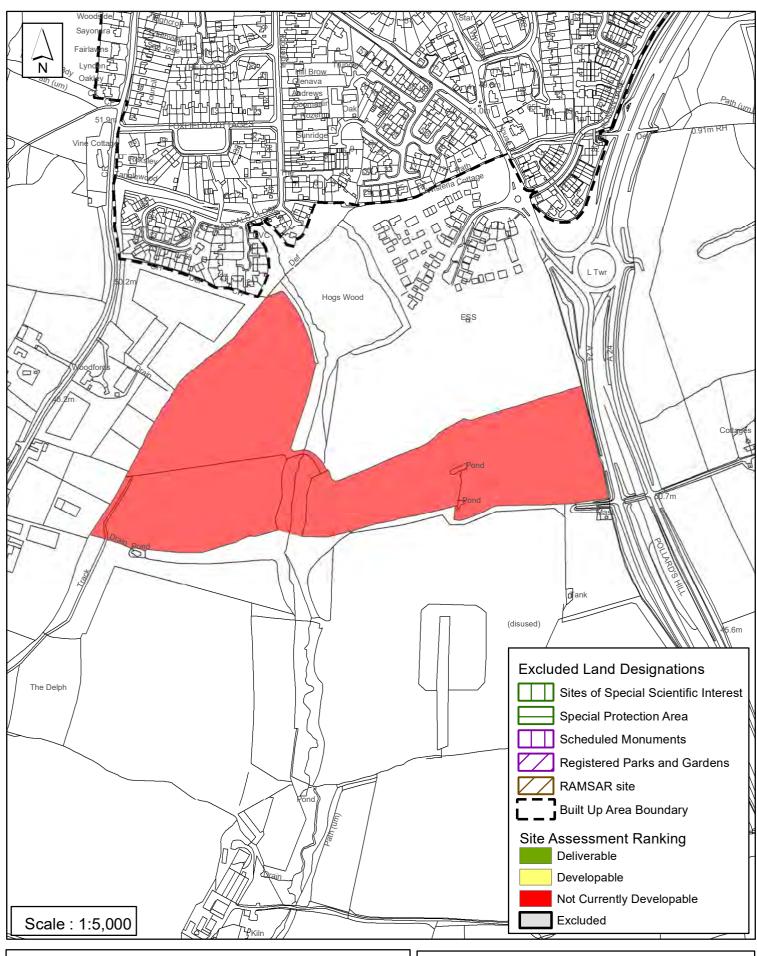
Date: 12/07/2018

Revision:

Horsham District Council

The landowner has expressed an interest to develop the site for housing meaning it is 'available The site lies in the countryside south of Southwater in the parish of Shipley. Southwater is classified as a small town/larger village in Policy 3 of the Horsham District Planning Framework(HDPF), having a good range of services and facilities. The site forms part of SHELs site SA342 but is assessed separately because it relates to the land to the west and south of the development for 193 dwellings (planning application DC/14/2582., SHELAA site SA342). The Local Plan Review Issues and Options April 2018 proposed the inclusion of the DC/14/2582 development within the built up area boundary. However the Issues & Options document is an early stage of the local plan review and holds little weight. The site will lie adjacent to the built for Southwater when the development of is complete. It lies within a Bat Sustenance Zone and includes an Ancient Woodland. Unless allocated for development through the review of the HDI or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 14 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.	Parish S	Shipley			
Years 11+	SHLAA Reference SA725 S	ite Name Land	South of Hogs \	Wood, Shipley	,
Years 11+ Not Currently Developable Site Area (ha) 10.29 Greenfield/PDL Greenfield Available Achievable Justification The landowner has expressed an interest to develop the site for housing meaning it is 'available The site lies in the countryside south of Southwater in the parish of Shipley. Southwater is classified as a small town/larger village in Policy 3 of the Horsham District Planning Framework(HDPF), having a good range of services and facilities. The site forms part of SHELs site SA342 but is assessed separately because it relates to the land to the west and south of the development for 193 dwellings (planning application DC/14/2582, SHELAA site SA342). The Local Plan Review Issues and Options April 2018 proposed the inclusion of the DC/14/2582 development within the built up area boundary. However the Issues & Options document is an early stage of the local plan review and holds little weight. The site will lie adjacent to the built for Southwater when the development of is complete. It lies within a Bat Sustenance Zone and includes an Ancient Woodland. Unless allocated for development through the review of the HDI or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 14 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.		Site Address So	outhwater		
The site lies in the countryside south of Southwater in the parish of Shipley. Southwater is classified as a small town/larger village in Policy 3 of the Horsham District Planning Framework(HDPF), having a good range of services and facilities. The site forms part of SHELs site SA342 but is assessed separately because it relates to the land to the west and south of the development for 193 dwellings (planning application DC/14/2582., SHELAA site SA342). The Local Plan Review Issues and Options April 2018 proposed the inclusion of the DC/14/2582 development within the built up area boundary. However the Issues & Options document is an early stage of the local plan review and holds little weight. The site will lie adjacent to the built for Southwater when the development of is complete. It lies within a Bat Sustenance Zone and includes an Ancient Woodland. Unless allocated for development through the review of the HDI or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 14 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.	Years 11+	Greenfield/PDL	Greenfield	Available	✓✓
The site lies in the countryside south of Southwater in the parish of Shipley. Southwater is classified as a small town/larger village in Policy 3 of the Horsham District Planning Framework(HDPF), having a good range of services and facilities. The site forms part of SHEL site SA342 but is assessed separately because it relates to the land to the west and south of the development for 193 dwellings (planning application DC/14/2582., SHELAA site SA342). The Local Plan Review Issues and Options April 2018 proposed the inclusion of the DC/14/2582 development within the built up area boundary. However the Issues & Options document is an early stage of the local plan review and holds little weight. The site will lie adjacent to the built for Southwater when the development of is complete. It lies within a Bat Sustenance Zone and includes an Ancient Woodland. Unless allocated for development through the review of the HDI or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 14 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.	Justification				
	The site lies in the countryside sou classified as a small town/larger vil Framework(HDPF), having a good site SA342 but is assessed separa development for 193 dwellings (pla Local Plan Review Issues and Opt development within the built up are early stage of the local plan review of Southwater when the development includes an Ancient Woodland. Ur or via a made Neighbourhood Plan	Ith of Southwater in lage in Policy 3 of range of services ately because it relations April 2018 properties aboundary. However and holds little we ent of is complete. It is considered to it, it is considered to	n the parish of Sh the Horsham Dis and facilities. Th ates to the land to DC/14/2582., SHI oposed the inclusi ever the Issues & eight. The site wil It lies within a Ba development thro development would	ipley. Southwate trict Planning the site forms pare to the west and so ELAA site SA34 ion of the DC/14. Options docum I lie adjacent to at Sustenance Zough the review Id be contrary to	ter is t of SHELA outh of the 2). The l/2582 tent is an the built fore cone and of the HDPI
Excluded Site Exclusion Reason	Excluded Site Exclusion	Reason			

SA - 725: Land south of Hogs Wood, Southwater, Shipley



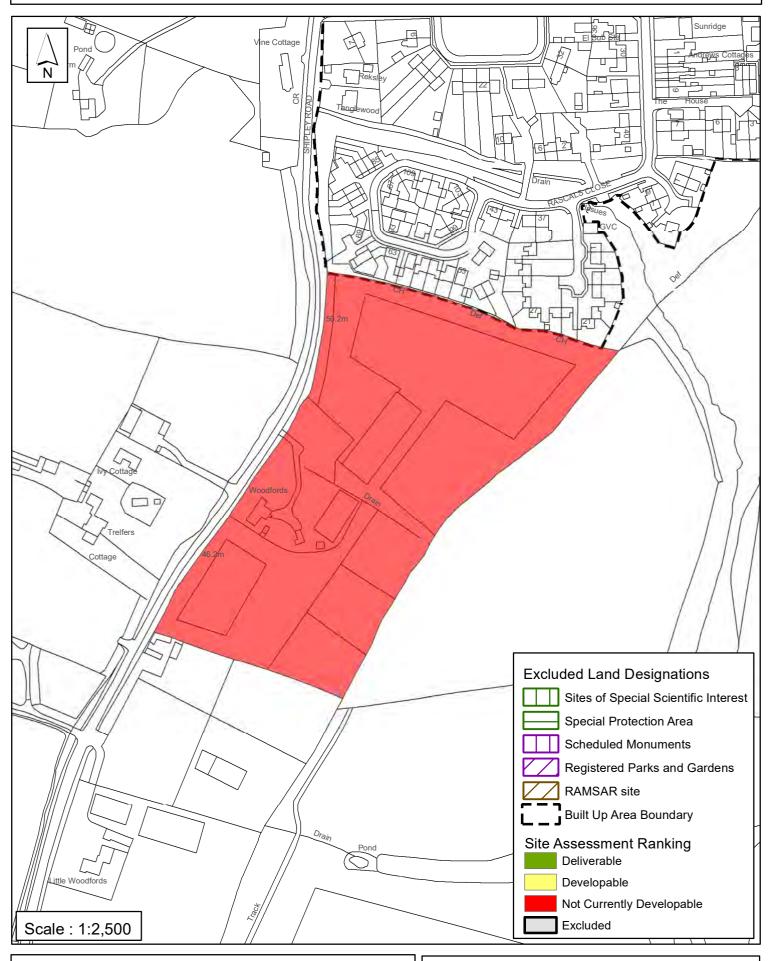
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Date: Revision:

Horsham District Council

Parish	Shipley						
SHLAA Reference SA743	Site Name Land	at Woodfords, \$	Southwater				
Years 1-5 Deliverable Site Address Shipley Road Southwater Years 6-10 Developable							
Years 11+ □ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	3.8 Both 0	Suitable Available Achievable	✓✓			
Justification							
The landowner has expressed are in the countryside but adjoins the small town/larger village in Policy good range of services and facility Preservation Order protects trees site's north eastern corner. Unle considered development would be assessed as 'Not Currently Deve	e built up area bound / 3 of the Horsham I ties. The site lies wi s on the site's northe ss allocated for deve be contrary to Policie	lary of Southwate District Planning F thin a Bat Susten ern boundary. And elopment through	r which is classi ramework(HDP ance Zone and cient Woodland the review of th	fied as a F), having a a Tree adjoins the e HDPF, it i			
Excluded Site Exclusion	on Reason						
Lapsed PP Date							

SA - 743: Land at Woodfords, Southwater, Shipley



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