

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 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 Shipley Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total 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
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SHLAA Reference	SA342	Site Name	Land at Hogs Wood, Mill Straight
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	South of Southwater, Shipley Parish		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	10.6	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	166	Achievable	<input checked="" type="checkbox"/>

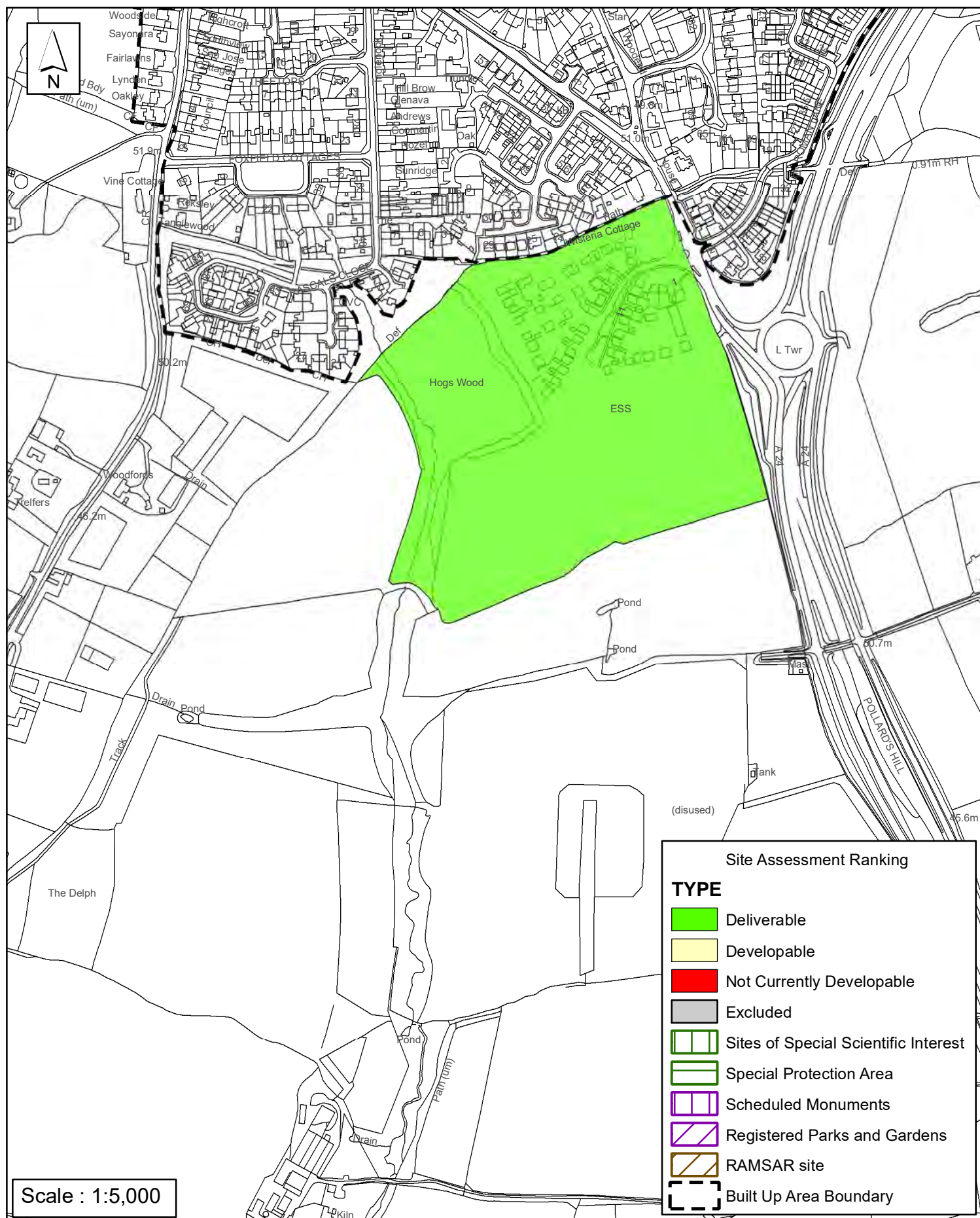
Justification

The site has planning permission for 193 dwellings via DC/14/2582. Development has already commenced with the rest of the site projected to be built out by 2020. 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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SA - 342: Land at Hogs Wood, Mill Straight, Southwater, Shipley Parish



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Horsham District Council

Parkside, Chart Way, Horsham
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Barbara Childs : Director of Place

Parish**Shipley**

SHLAA Reference SA008 **Site Name** Land at Barns Green Road Coolham

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	North of Wisteria Place, Coolham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.47	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>

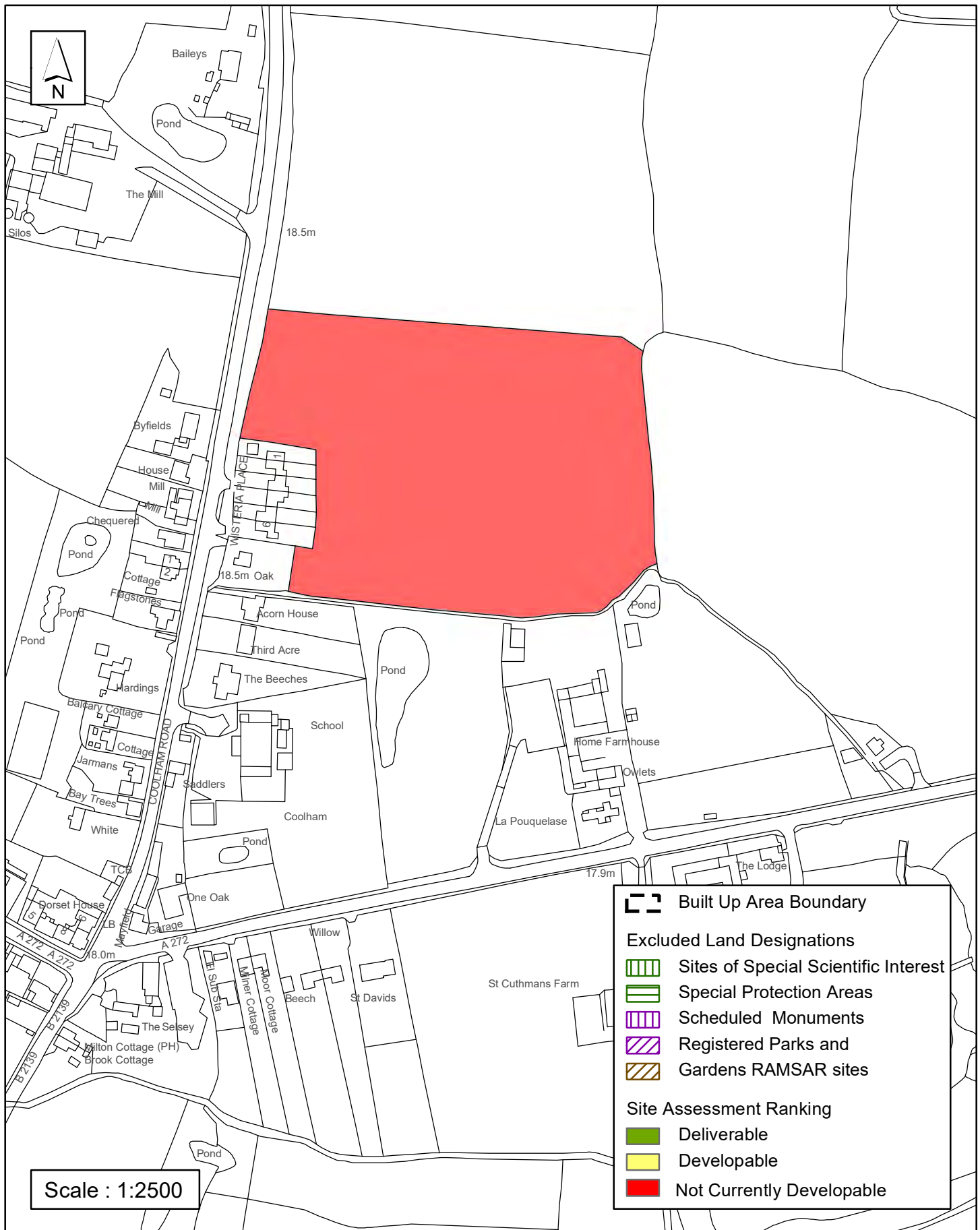
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside north of the main settlement of Coolham 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 Local Plan Review Issues & Options (April 2018) proposes Coolham as a secondary settlement meaning the site has the potential to adjoin the settlement edge. However, the Issues & Options document is an early stage of the local plan review and holds little weight Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a 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'.

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

SA - 008 : Land at Barns Green Road, Coolham



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Parish	Shipley
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SHLAA Reference	SA010	Site Name	Land at Home Farm Coolham
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Cowfold Road Coolham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.8	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

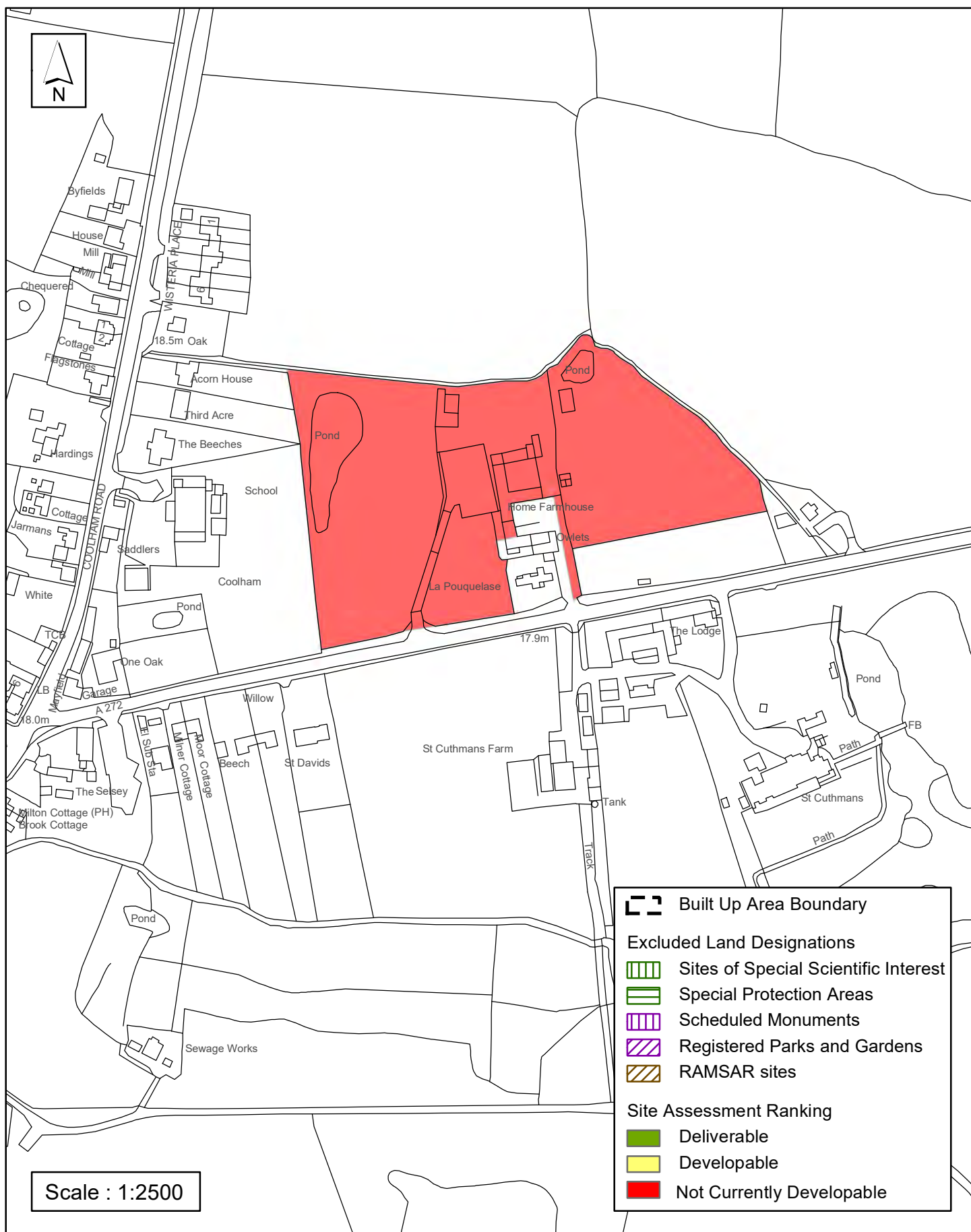
The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside east of the main settlement of Coolham which is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF) in Policy 3 thus a settlement 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 Local Plan Review Issues & Options (April 2018) proposed Coolham as a secondary settlement and included some of the site within the boundary where some residential infilling may be acceptable. However the Issues & Options document is an early stage of the local plan review and holds little weight. Unless allocated for development or similar through the review of the Horsham District Planning Framework (HDPF) or via a 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'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 010 : Home Farm, Coolham



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Parish**Shipley**

SHLAA Reference SA103 **Site Name** Land at St Cuthman's

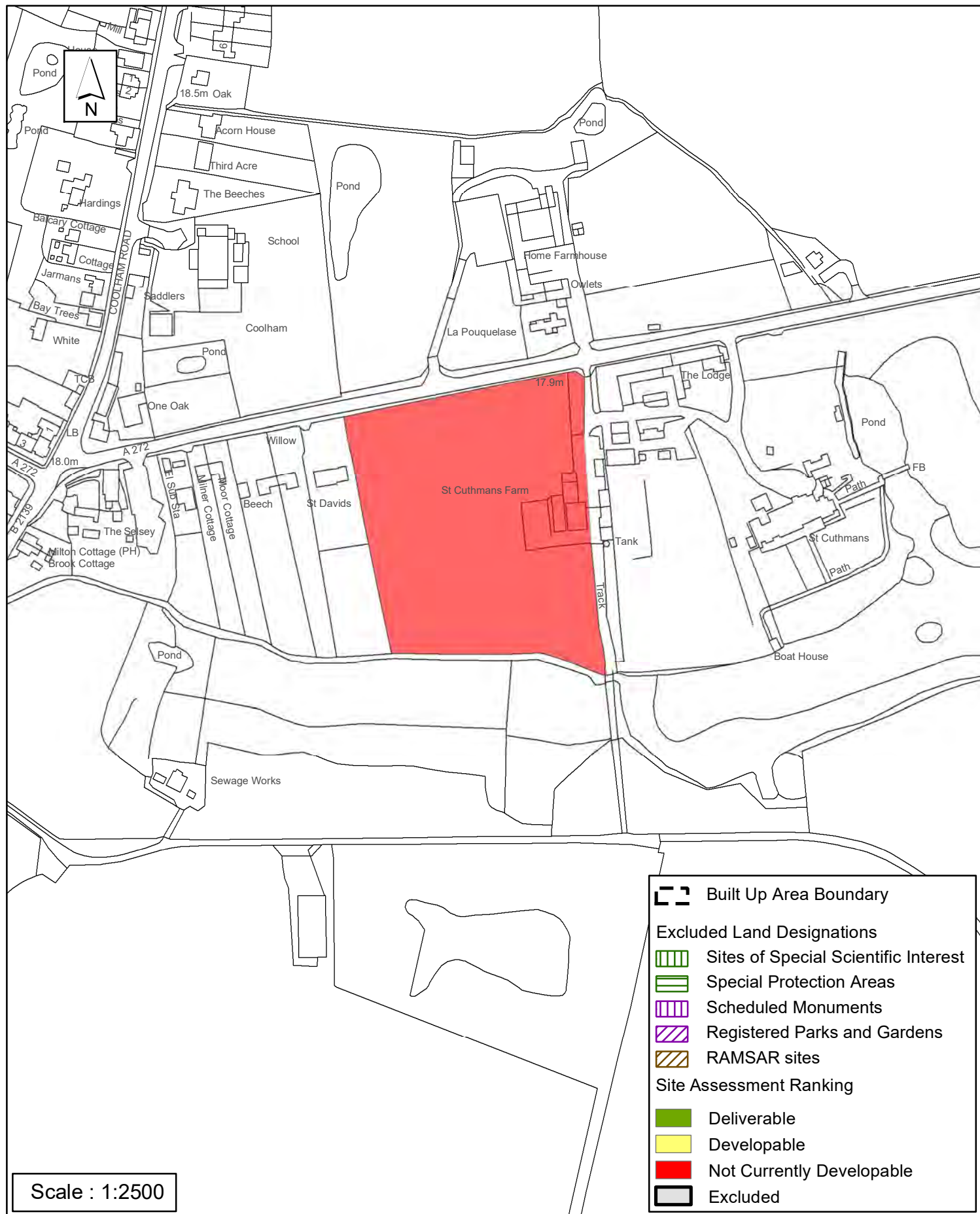
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Coolham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.7	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

It is unknown if the landowner still has an interest in developing this site therefore it is considered unavailable at the present time. The site is in the countryside east of Coolham, which is an unclassified settlement in Horsham District Planning Framework Policy 3 having a lack of services and facilities. Unless allocated for development within the revised HDPF or a made Neighbourhood Plan, any development would be contrary to Policies 1 to 4 and 26 of the current HDPF. It is therefore assessed as Not Currently Developable.

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

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



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Parish	Shipley
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SHLAA Reference	SA234	Site Name	Land at Sincox Lane, Shipley
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Sincox Lane, Shipley		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.8	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

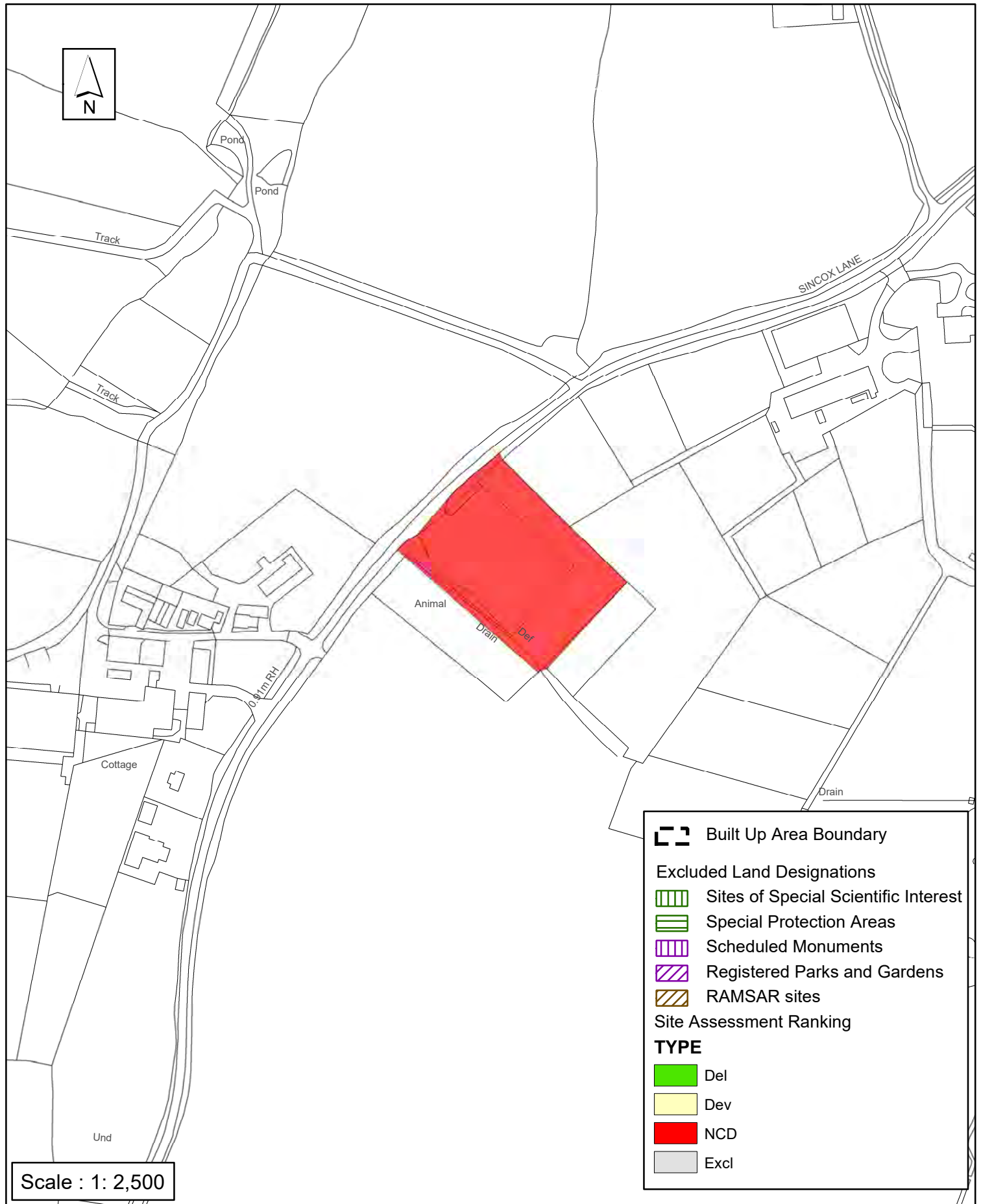
Justification

The landowner has expressed an interest in developing the site meaning the site is 'available'. This site is located in the remote countryside unrelated to the Built-Up Area Boundary (BUAB) of any settlement. Any residential development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'. The site has also been considered for rural commercial development.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 234: Sincox Lane (Ex Arun Feeds), Shipley, Horsham



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Parish	Shipley
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SHLAA Reference	SA507	Site Name	Kings Platt
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Kings Platt Shipley		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.06	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

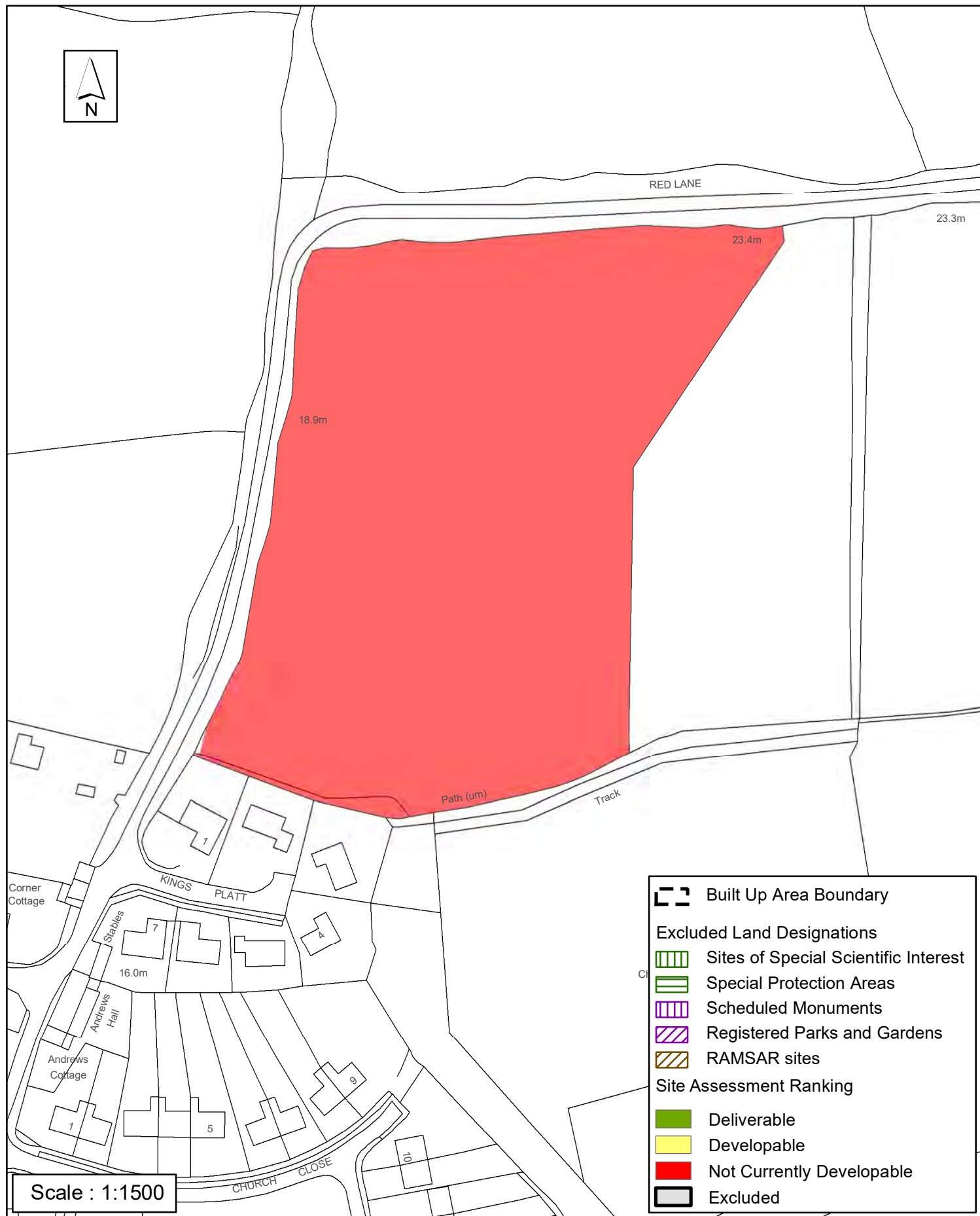
The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside to the north east of Shipley which is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having few or no facilities or social networks and limited accessibility, and is reliant on other villages and towns to meet the needs of residents. Shipley Conservation Area lies outside of the site to the south east and a public right of way forms the southern boundary. The site is also located within a Bat Sustainance Zone. Given the overarching spatial strategy of the HDPF, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The Local Plan Review Issues & Options (April 2018) proposes Shipley as a secondary settlement where some residential infilling may be acceptable. However the Issues & Options document is an early stage of the local plan review and holds little weight. 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'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-507 : Kings Platt , Shipley



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Parish	Shipley
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SHLAA Reference	SA508	Site Name	Kings Field
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Kings Field Shipley		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.00	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

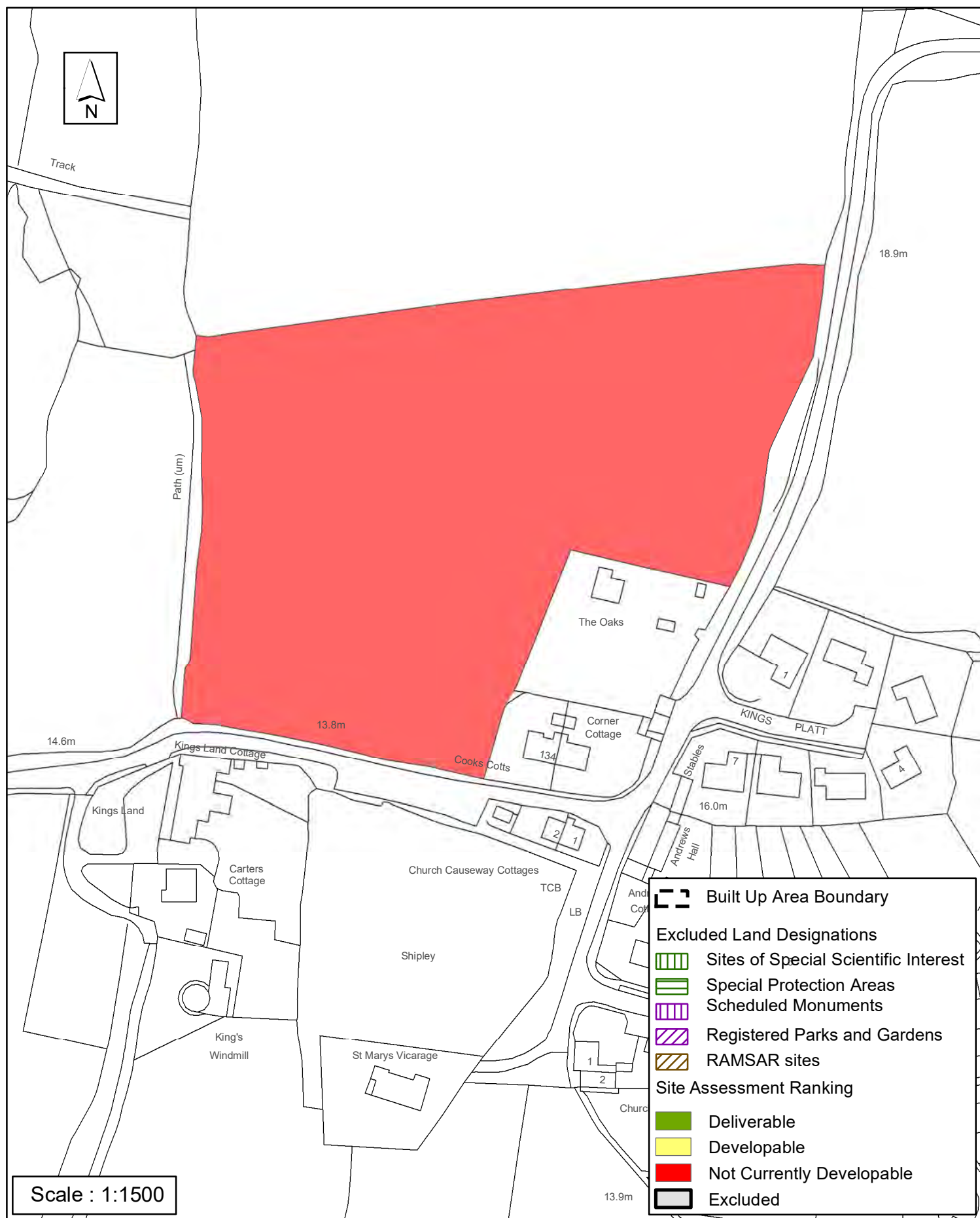
The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside to the north of Shipley which is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF) thus a settlement with few or no facilities or social networks and limited accessibility, and is reliant on other villages and towns to meet the needs of residents. Shipley Conservation Area adjoins the southern boundary of the site and a public right lies immediately west. The site is located within a Bat Sustenance Zone and the Grade II listed Kingsland lies immediately south of the site. Given the overarching spatial strategy of the HDPF, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The Local Plan Review Issues & Options (April 2018) proposes Shipley as a secondary settlement where some residential infilling may be acceptable. However the Issues & Options document is an early stage of the local plan review and holds little weight. 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'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-508 : Kings Field, Shipley



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Parish	Shipley
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SHLAA Reference	SA509	Site Name	Sailors Copse Field
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Sailors Copse Field Dragons Green		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.04	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

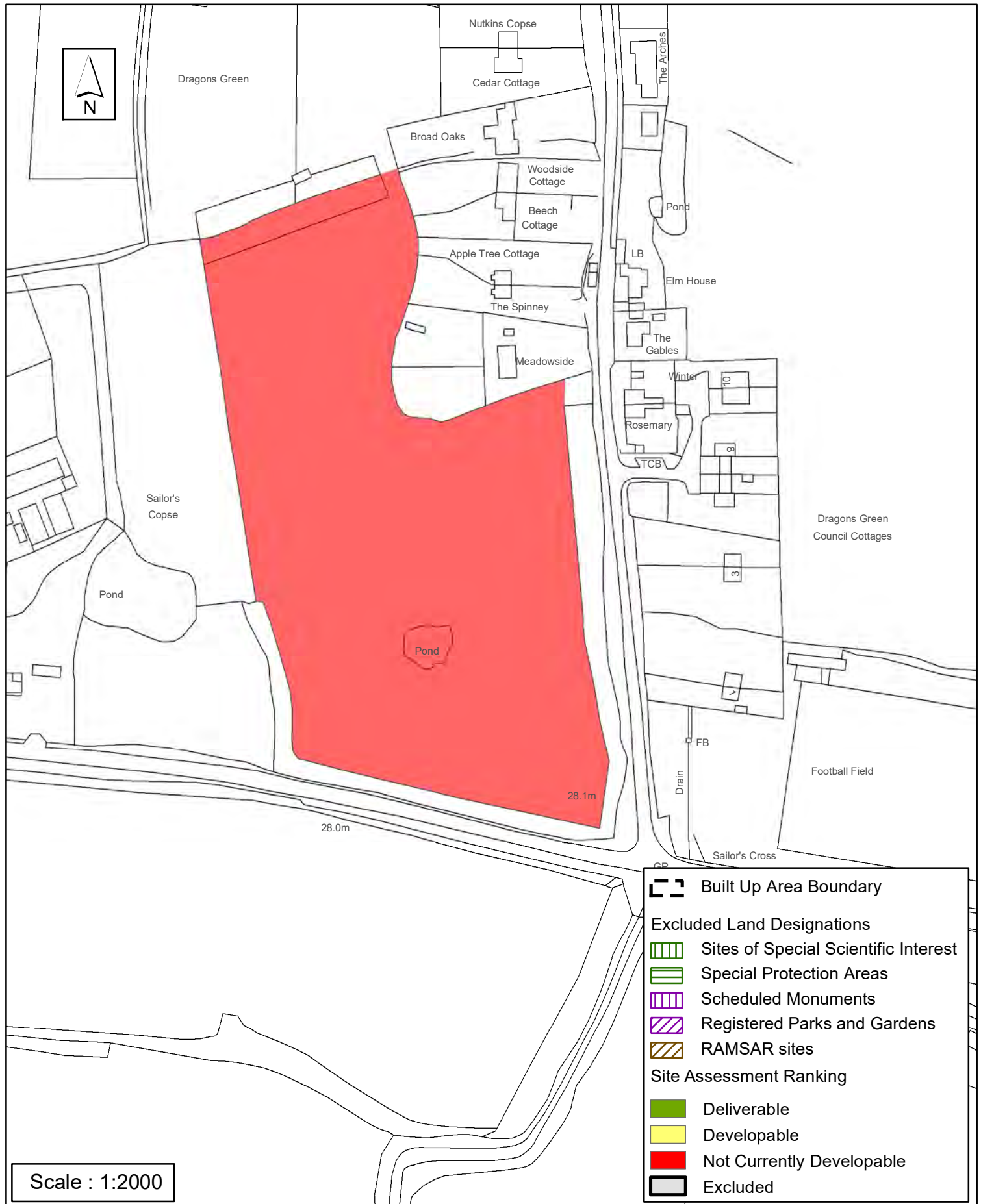
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside to the south west of Dragon's Green 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. Given the overarching spatial strategy of the HDPF, 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'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-509 : Sailors Copse Field, Shipley



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Parish**Shipley**

SHLAA Reference SA516 **Site Name** Land at Vine Cottage, Coolham

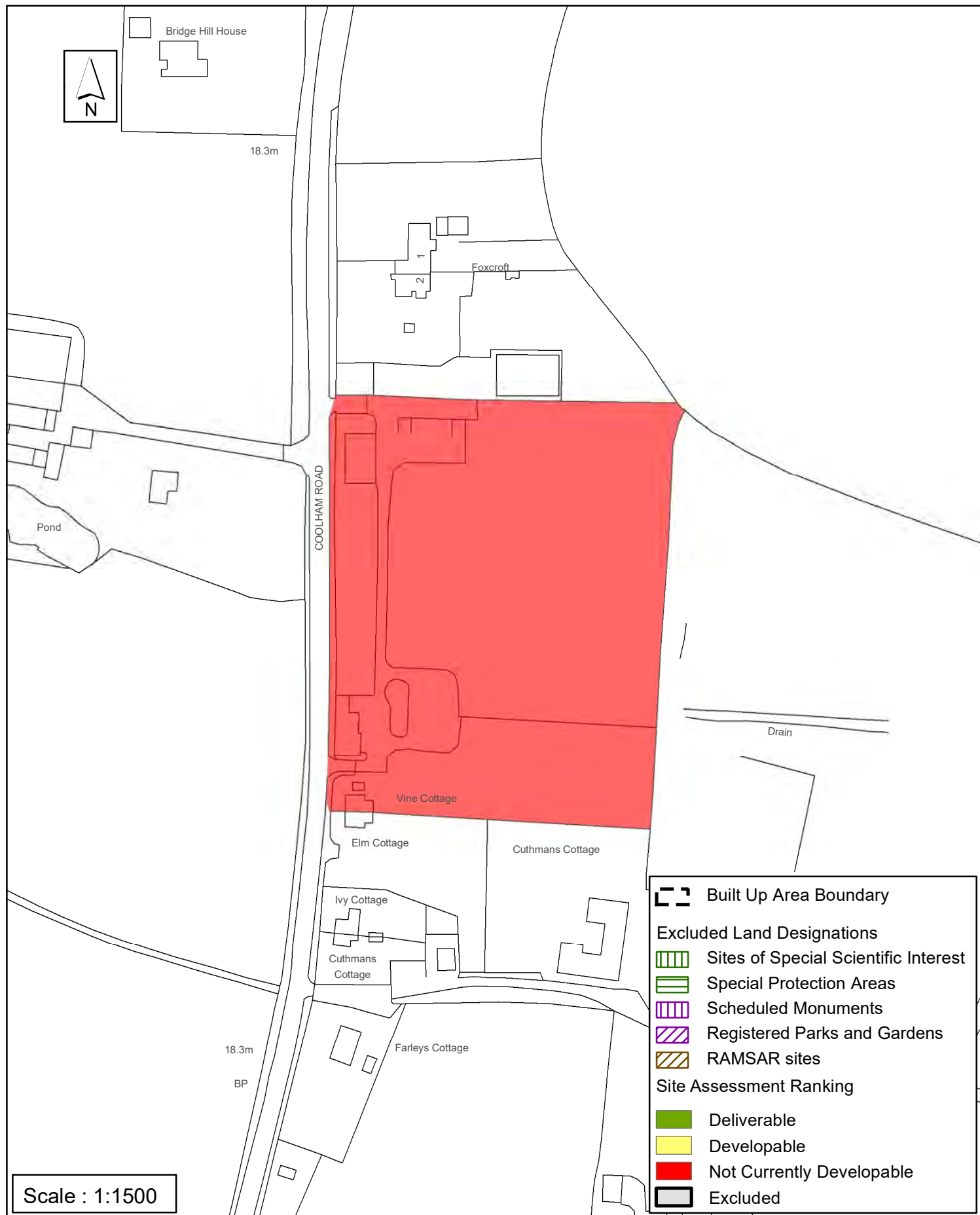
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Vine Cottage, Thakeham Road, Coolham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.29	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in an isolated rural location and unrelated to any settlement boundary. It is therefore assessed as 'Not Currently Developable'.

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

SA-516 :Vine Cottage, Coolham



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Parish	Shipley
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SHLAA Reference	SA517	Site Name	William Penn School Site		
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Brooks Green Road, Coolham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.9	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

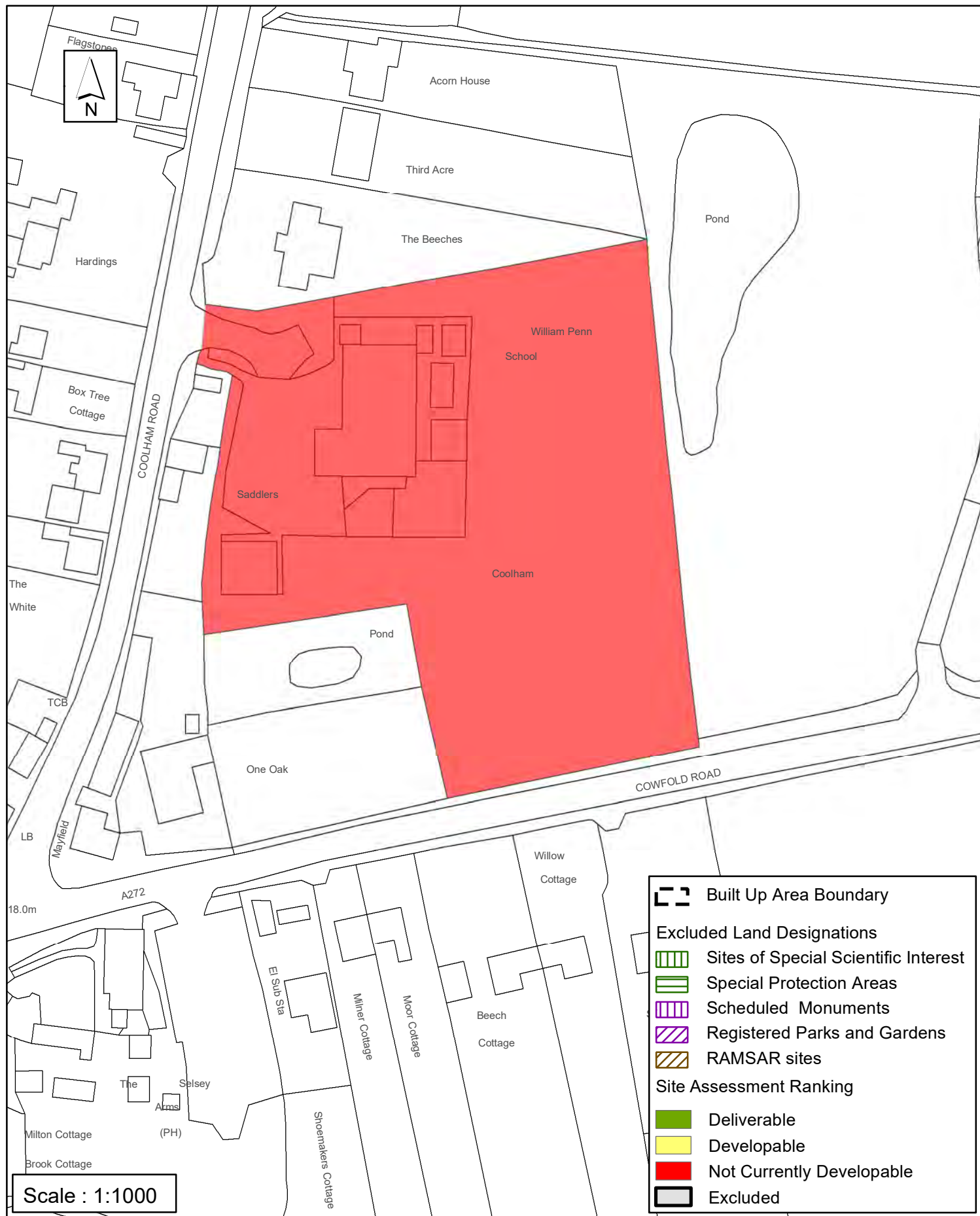
The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site is located in the settlement of Coolham, which has been defined as an unclassified settlement in Policy 3 of the Horsham District Planning Framework (HDPF) due to its lack of services and facilities. Development of this site would be contrary to Policies 1 to 4 and 26 of the HDPF.

The Local Plan Review Issues & Options (April 2018) proposes Coolham as a secondary settlement, where some residential in-filling may be acceptable in principle. However, the Issues & Options document is an early stage of the local plan review and holds little weight. The site is currently in use as a primary school and given this and the absence of an up-to-date expression of interest to develop, the site is assessed as '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-517 :William Penn School Site



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Parish	Shipley
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SHLAA Reference	SA543	Site Name	Land North of Little Woodfords
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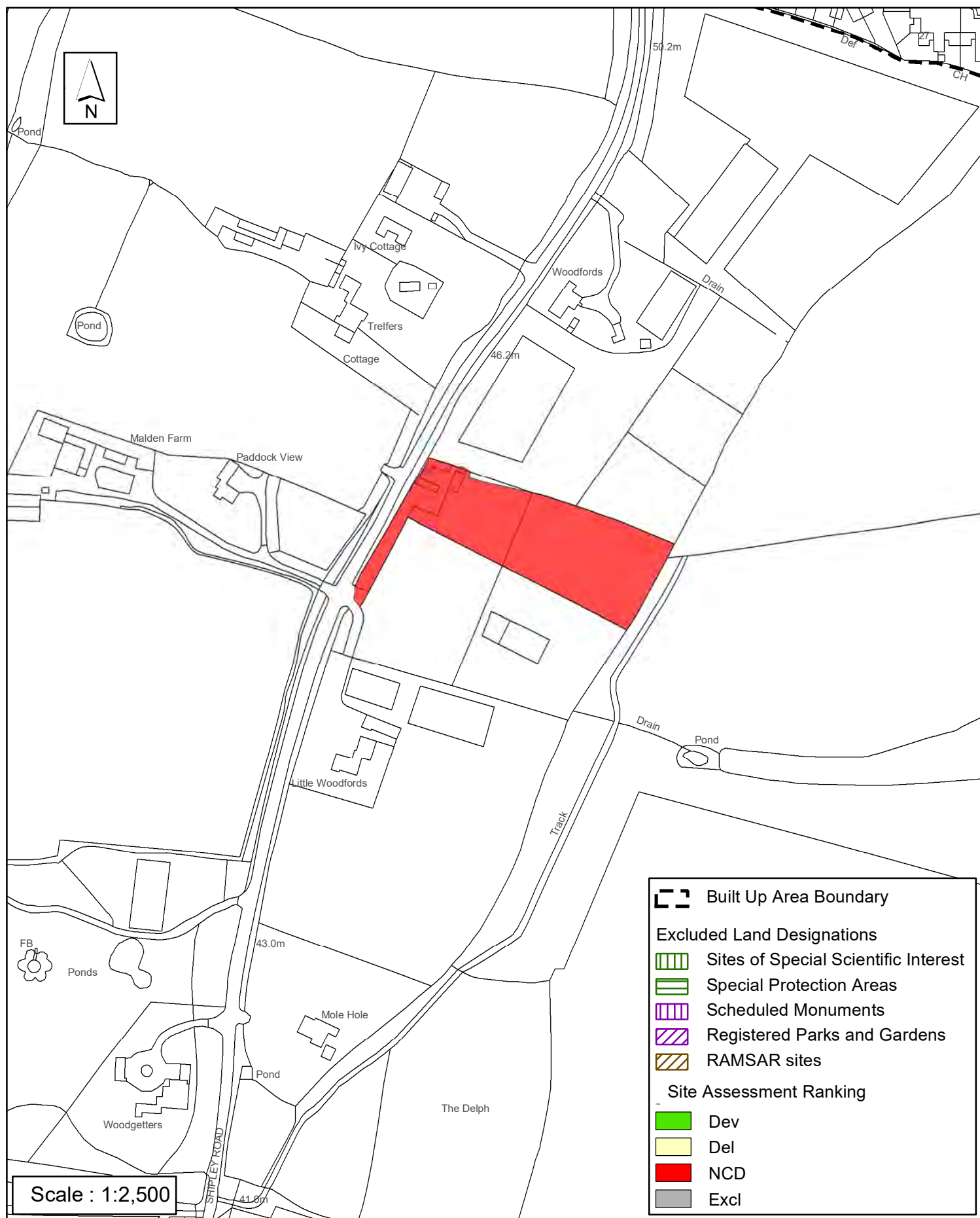
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Shipley Road, Southwater		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.56	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest in developing the site meaning it is 'available'. The site is located outside of the built up area boundary of Southwater which is classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. The site lies within a Bat Sustenance Zone. The site is in a rural location, not contiguous with the settlement edge of Southwater. 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'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
Lapsed PP	<input type="checkbox"/>	Date

SA - 543 : Land North of Little Woodfords, Shipley



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Parish	Shipley
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SHLAA Reference	SA701	Site Name	Land at Rascals Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Rascals Farm Shipley Road Southwater		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	5.9	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

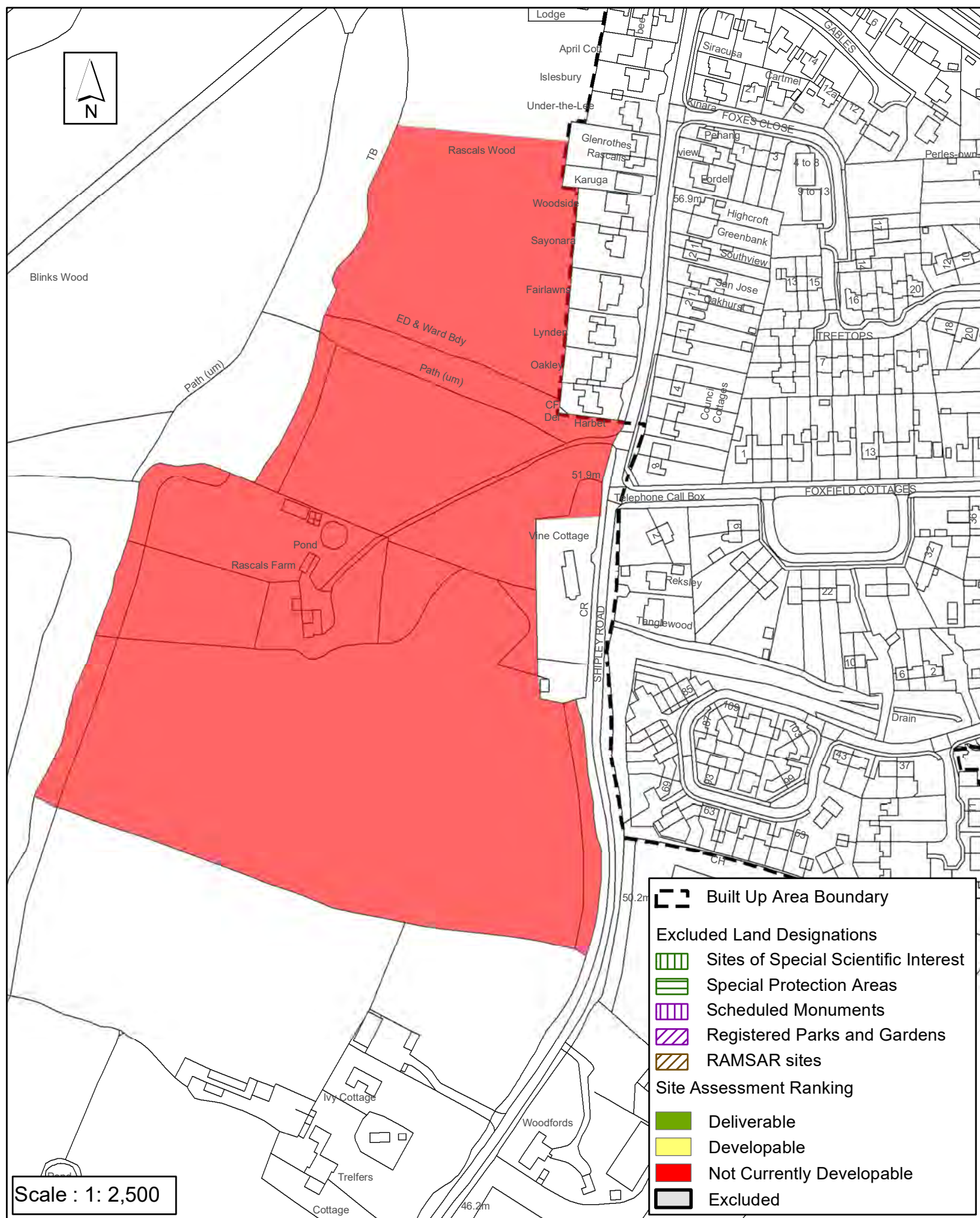
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies 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 Planning Framework 2015 (HDPF). 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 to 4 and 26 of the HDPF. It is therefore assessed as '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 - 701: Land at Rascals Farm, Shipley



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Parish	Shipley
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SHLAA Reference	SA725	Site Name	Land South of Hogs Wood, Shipley		
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Southwater		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	10.29	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

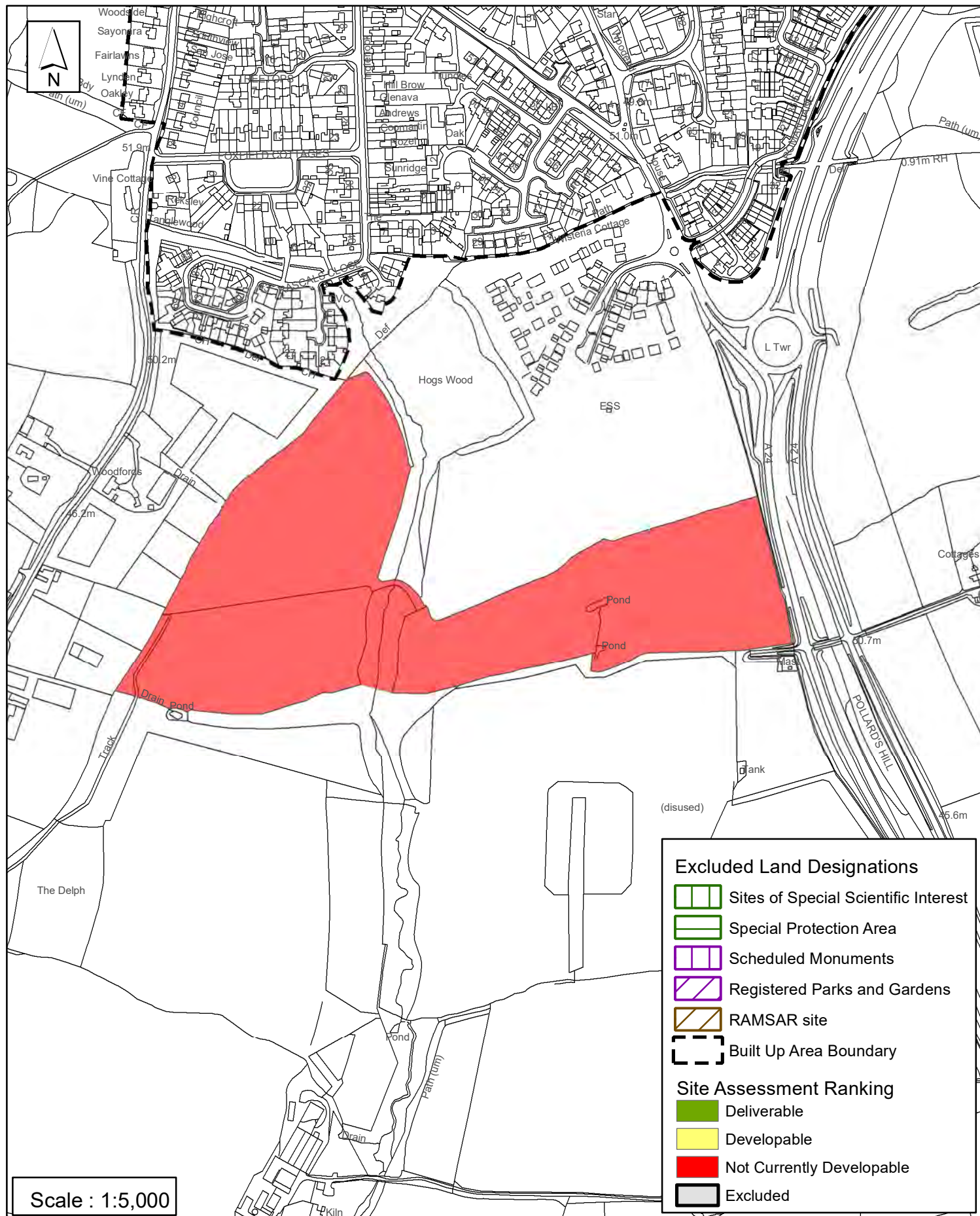
Justification

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 SHELAA 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 form of 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 HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as '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 - 725: Land south of Hogs Wood, Southwater, Shipley



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Parish	Shipley
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SHLAA Reference	SA743	Site Name	Land at Woodfords, Southwater
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Shipley Road Southwater		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.8	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"/>

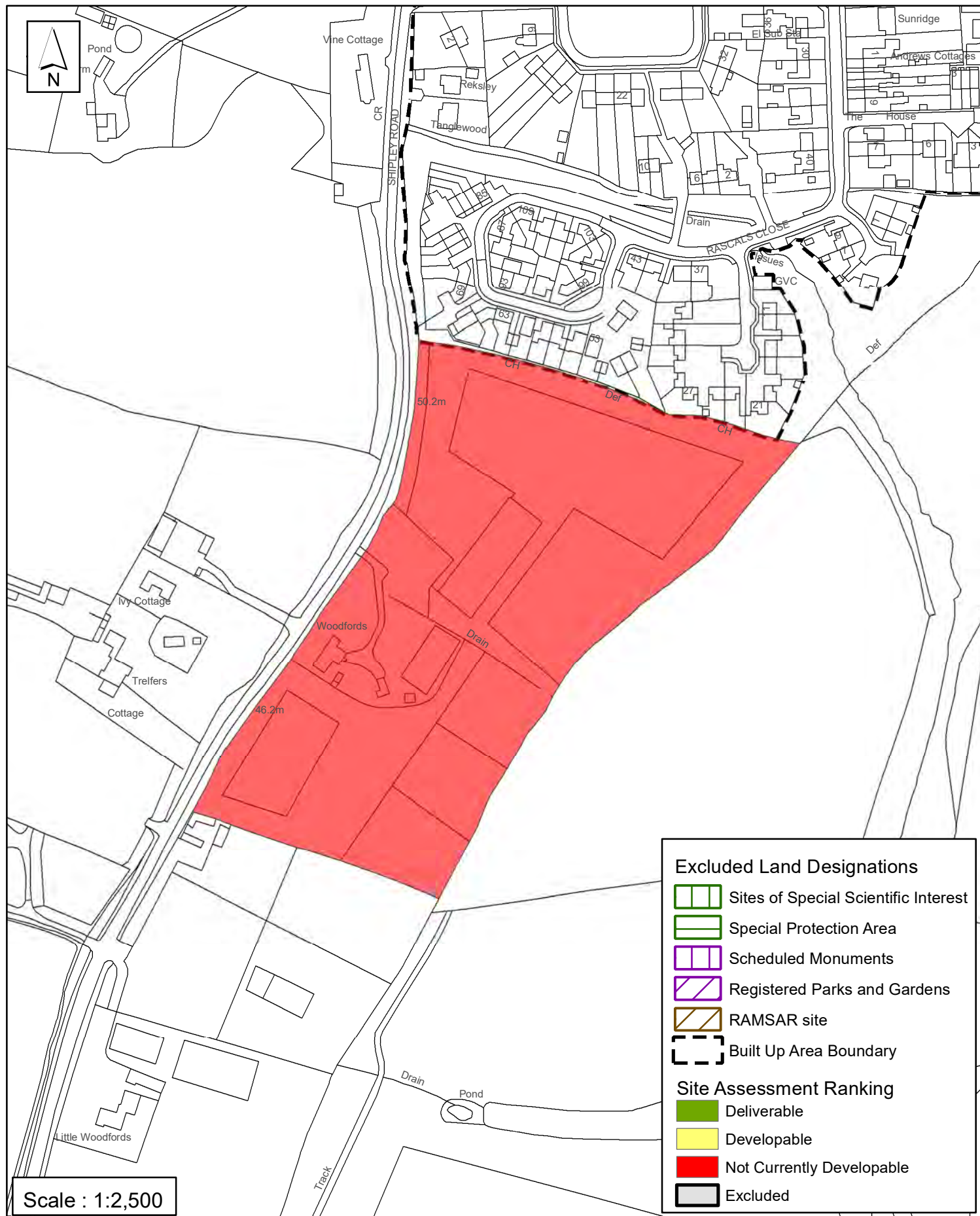
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside but adjoins the built up area boundary of Southwater which 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 lies within a Bat Sustenance Zone and a Tree Preservation Order protects trees on the site's northern boundary. Ancient Woodland adjoins the site's north eastern corner. Unless allocated for development through the review of the HDPF, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as '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 - 743: Land at Woodfords, Southwater, Shipley



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