

# Forest Neighbourhood Council Area

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# Forest Neighbourhood Council Area

The following sites have been considered as part of the March 2018 SHELAA Employment Land Assessment for Forest Neighbourhood Council Area.

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 Forest Neighbourhood Council Area is summarised as follows:**

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Maximum Employment Area (ha)
SA836	Foundry Retail Park	Foundry Lane, Horsham	Developable 6-10 years (yellow)	0.37
SA570	Land rear of Hilliers Garden Centre	Brighton Road, Horsham	Developable 11+ years (yellow)	3.73

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**Parish****Horsham Forest**

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**SHELAA Reference** SA836 **Site Name** Foundry Retail Park

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**Site Address :** Foundry Lane Horsham

- |   |                                    |   |
|---|------------------------------------|---|
| <b>Developable in:</b>                                    | <b>Site Area (ha)</b> 0.37         | <input type="checkbox"/> <b>Listed in EGA 2014</b>  |
| <input type="checkbox"/> <b>1-5 years</b>                 | <b>Greenfield/PDL PDL</b>          | <input checked="" type="checkbox"/> <b>Suitable</b> |
| <input checked="" type="checkbox"/> <b>6-10 years</b>     | <b>Developable Area (ha):</b> 0.37 | <input type="checkbox"/> <b>Available</b>           |
| <input type="checkbox"/> <b>11+ years</b>                 |                                    | <input type="checkbox"/> <b>Achievable</b>          |
| <input type="checkbox"/> <b>Not Currently Developable</b> |                                    |   |

**Proposed Land Use:** Employment**Assessment**

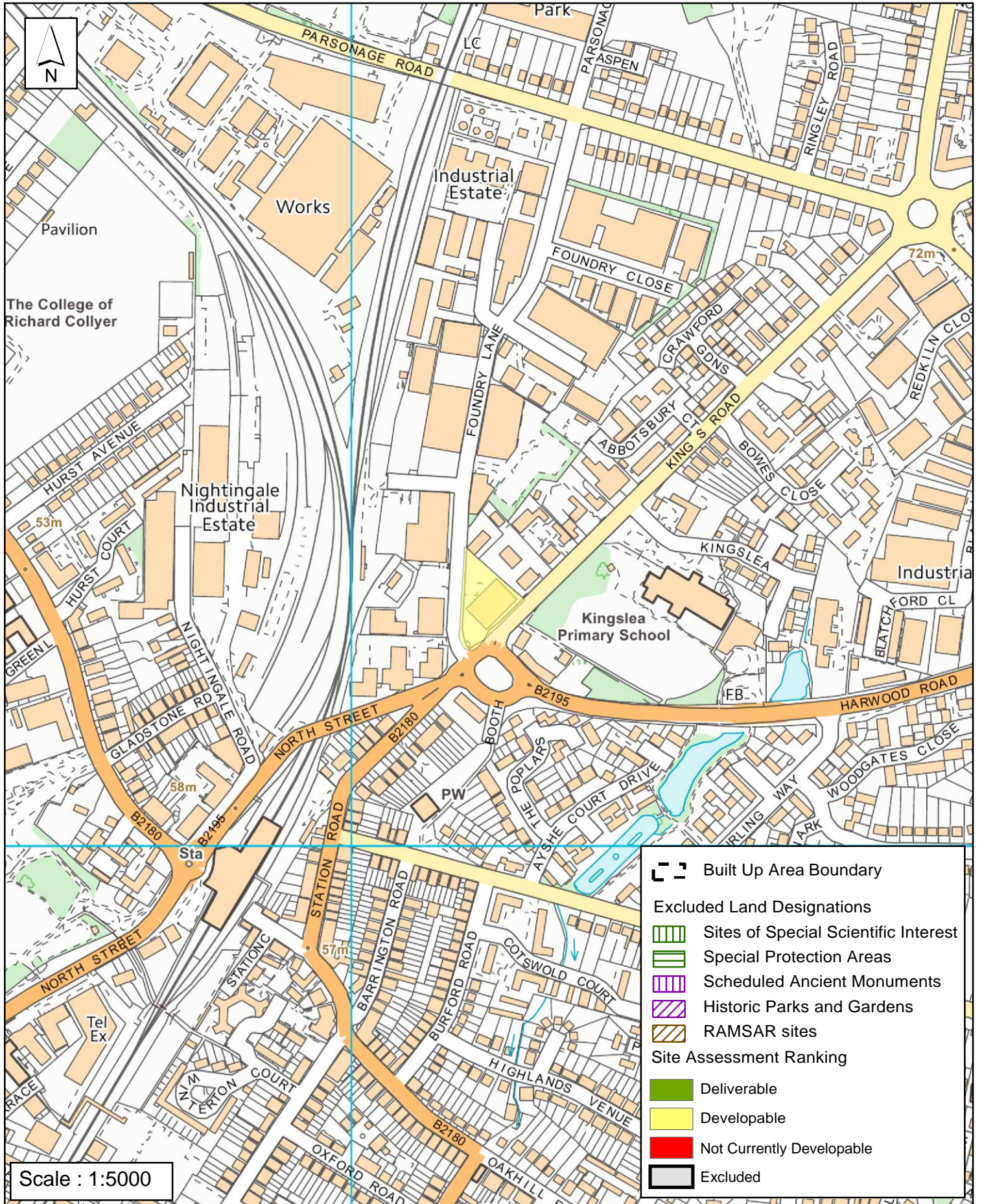
This brownfield site is located within the built-up area boundary (BUAB) of Horsham. The site consists of 2 empty and boarded-up retail buildings constructed in the 1990s (i.e. the former "Dreams" and "DIY" stores), typical of out of town retail parks in this era. The Foundry Retail Park is located adjacent to Foundry Lane Key Employment Area (KEA) and opposite the Horsham Gates housing development, which has largely been constructed. The site would be considered suitable for redevelopment to employment land or for retail development in the short term.

The site has not been put forward by the site owner for any use at this time and there have been no planning applications in recent years for the redevelopment of the site. However, given its central location, close proximity to Horsham Rail Station and location adjacent to a Key Employment Area, it is well located for employment use. Given the lack of promotion of this site it is considered as developable in 6 -10 years.

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**Excluded**  **Reason for Exclusion:**

# SA - 836: Foundry Retail Park, Forest



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Date: 28/09/2016

Revision: 26/04/2017

## Horsham District Council

Parkside, Chart Way, Horsham  
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

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**Parish****Horsham Forest**

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**SHELAA Reference** SA570 **Site Name** Land rear of Hilliers Garden Centre

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**Site Address :** Land rear of Hilliers Garden Centre, Brighton Road, Horsham

- |   |                                    |  |
|---|------------------------------------|--|
| <b>Developable in:</b>                                    | <b>Site Area (ha)</b> 3.73         | <input type="checkbox"/> <b>Listed in EGA 2014</b>   |
| <input type="checkbox"/> <b>1-5 years</b>                 | <b>Greenfield/PDL</b> Greenfield   | <input checked="" type="checkbox"/> <b>Suitable</b>  |
| <input type="checkbox"/> <b>6-10 years</b>                | <b>Developable Area (ha):</b> 3.73 | <input checked="" type="checkbox"/> <b>Available</b> |
| <input checked="" type="checkbox"/> <b>11+ years</b>      |                                    | <input type="checkbox"/> <b>Achievable</b>           |
| <input type="checkbox"/> <b>Not Currently Developable</b> |                                    |  |

**Proposed Land Use:** Employment**Assessment**

This greenfield site is located immediately south of Hillier's Garden Centre, outside the built-up area boundary (BUAB) of Horsham. The site comprises a large field, which is well screened on all four sides by tree belts and hedgerows. There is a strip of ancient woodland along the southern boundary, a waterway area (that includes an area of Flood Risk Zone 3) and overhead power cables cross the site that would need investigated through the usual planning process. A direct road access would be required from the A281 (Brighton Road) through the existing Garden Centre to access the site. The site is relatively close to Horsham town centre, but the site is not adjacent to the existing BUAB of Horsham and does not relate particularly well to the Horsham settlement, where the river currently forms the boundary of the town. There could be potential for the site to be delivered for employment use if allocated in a Local Plan.

The landowner has expressed an interest in developing the site. There may also be potential for the expansion of existing commercial uses at Hornbrook Nurseries The site is considered Developable in 11+ year period.

The landowner has expressed an interest in developing the site for both residential and employment uses. There may also be potential for the expansion of existing commercial uses. The site is considered developable in 11+ year period.

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**Excluded**  **Reason for Exclusion:**

SA-570 : Land rear of Hilliers Garden Centre, Forest



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**Horsham District Council**

Parkside, Chart Way, Horsham  
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property