

Warnham Parish

Warnham Parish

The following sites have been considered as part of the March 2018 SHELAA Employment Land Assessment for Warnham 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 'deliverable' -1-5 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 Warnham Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Maximum Employment Area (ha)
SA325	Land at Weston's Farm	Dorking Road, Warnham	Not Currently Developable (red)	0
SA842	Land north of Station Road	Station Road, Warnham Station	Not Currently Developable (red)	0

Parish**Warnham**

SHELAA Reference SA325 **Site Name** Land at Westons Farm

Site Address : Land at Westons Farm, Dorking Road, Warnham

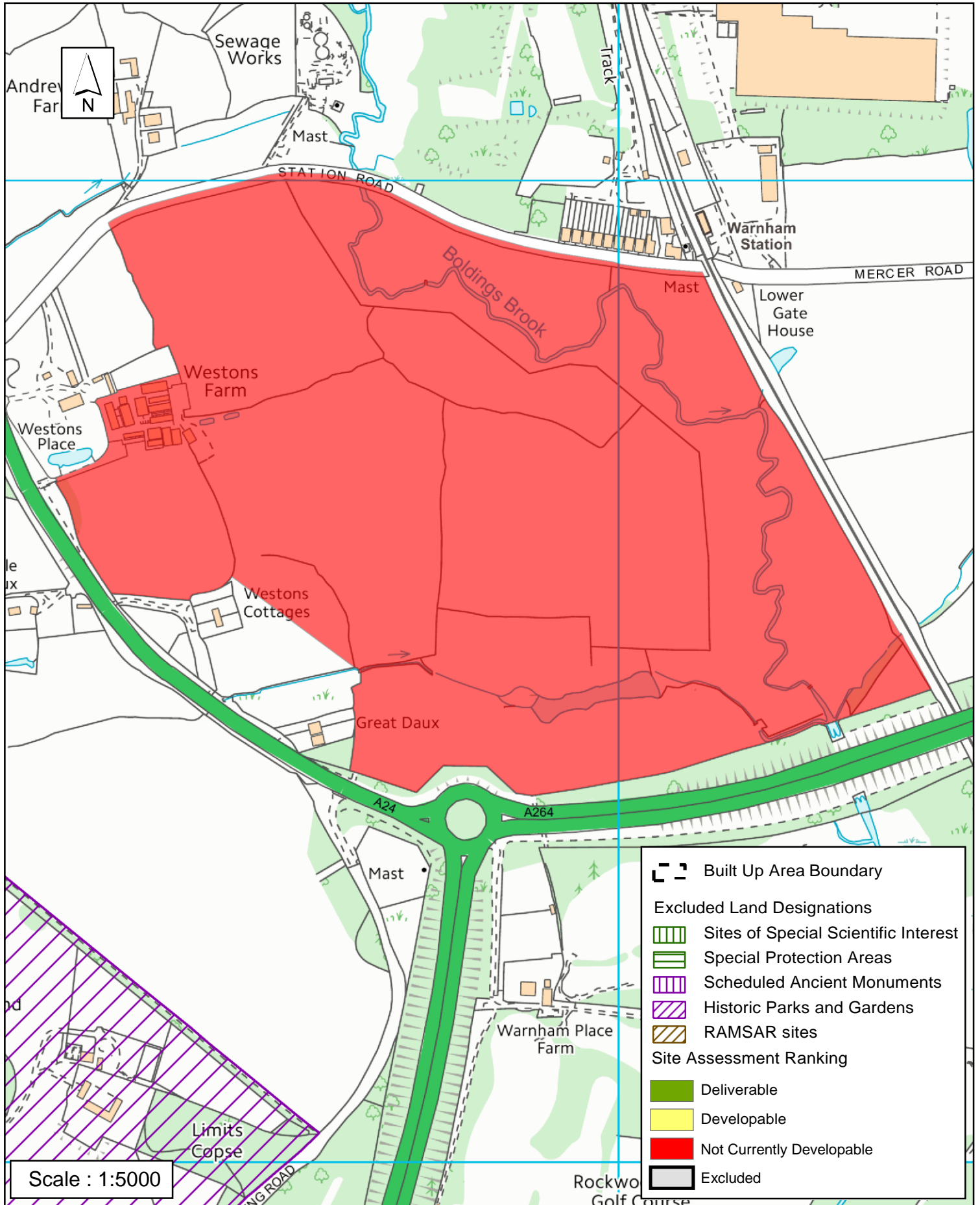
- | | | |
|--|------------------------------------|--|
| Developable in: | Site Area (ha) 36.5 | <input type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL Both | <input type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (ha): 36.5 | <input checked="" type="checkbox"/> Available |
| <input type="checkbox"/> 11+ years | | <input type="checkbox"/> Achievable |
| <input checked="" type="checkbox"/> Not Currently Developable | | |

Proposed Land Use: Employment**Assessment**

The site is located in the countryside outside of the built-up area boundary (BUAB) of Warnham. Weston's Farm is a derelict former pig farm, which is adjacent to two grade II listed buildings. The site is currently accessed via a narrow entrance and track from a fast moving stretch of the A24 (Dorking Road), north of the Great Daux Roundabout. The site would require substantial investment in infrastructure including the provision of gas and electricity, water and drainage and the construction of a new access road from Station Road. The site is assessed as Not Currently Developable owing to its location and potential impact upon the setting of neighbouring listed buildings.

Excluded **Reason for Exclusion:**

SA - 325: Land at Westons Farm, Warnham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2017). Ordnance Survey Licence.100023865

Date: 24/07/2014

Revision: 21/12/2017

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Warnham**

SHELAA Reference SA842 **Site Name** Land North of Station Road

Site Address : Station Road, Warnham Station

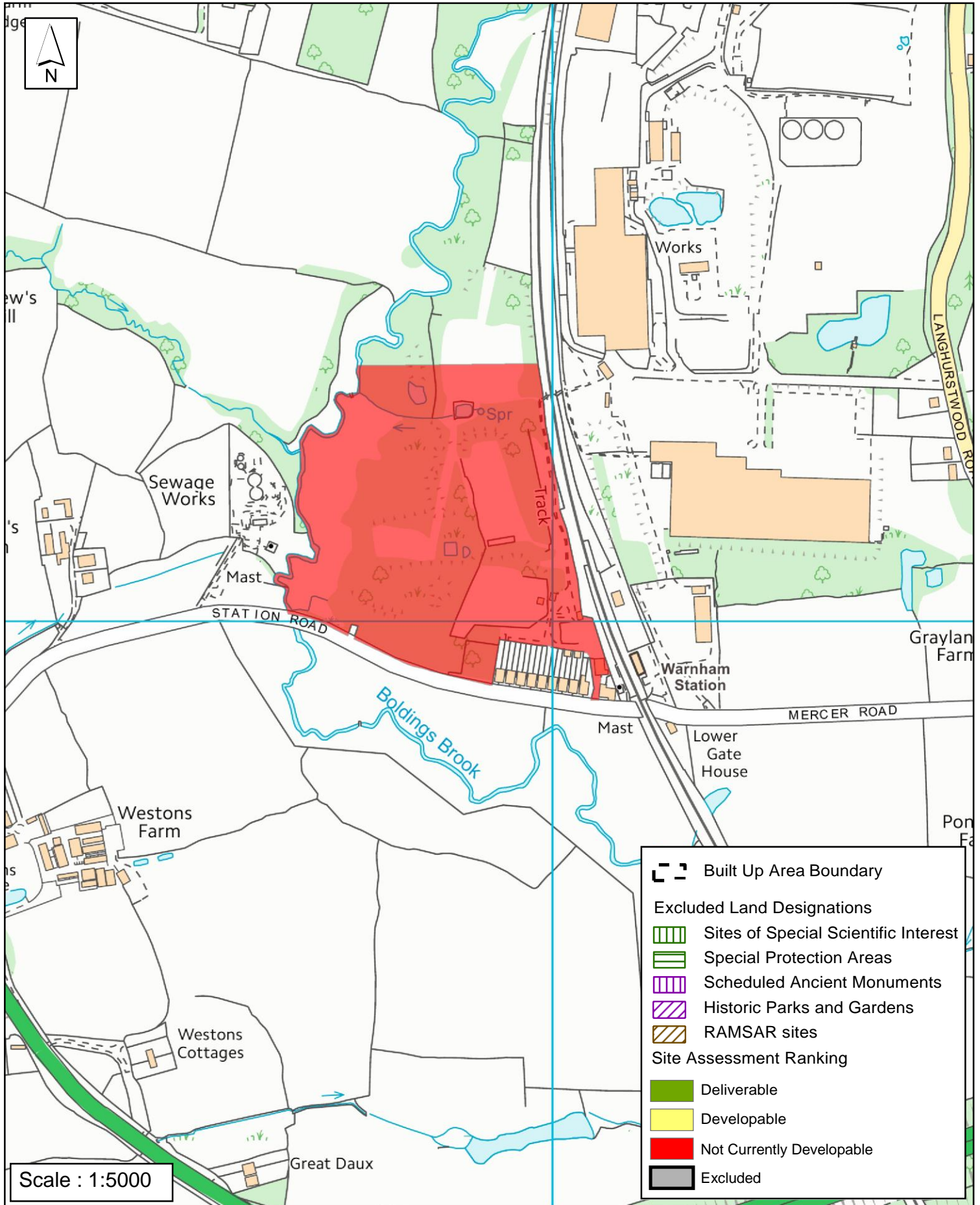
- | | | |
|--|------------------------------------|---|
| Developable in: | Site Area (ha) 7.46 | <input type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL Both | <input checked="" type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (ha): 4.05 | <input checked="" type="checkbox"/> Available |
| <input type="checkbox"/> 11+ years | | <input checked="" type="checkbox"/> Achievable |
| <input checked="" type="checkbox"/> Not Currently Developable | | |

Proposed Land Use: Employment**Assessment**

The site is located in the countryside outside any built-up area boundary (BUAB), comprising largely overgrown wooded and open undulating land containing old overgrown earthworks. The western part of the site, adjacent to the wastewater treatment works, is a functional flood plain. There is a small farmstead behind a row of houses on Station Road. Station Road itself has a pinch point at the bridge over Boldings Brook and is further narrowed by parked vehicles along the highway. Due to the potential access constraints to this site, its location outside the BUAB of Warnham, together with flooding constraints and the potential impact on residential properties, the site is assessed as Not Currently Developable. A smaller portion of the site which is already in use may however be suitable for redevelopment.

Excluded **Reason for Exclusion:**

SA - 842: Land North of Station Road, Warnham Station, Warnham



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2017). Ordnance Survey Licence.100023865

Date: 20/10/2016

Revision: 27/04/2017

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property