

West Grinstead Parish

West Grinstead 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.

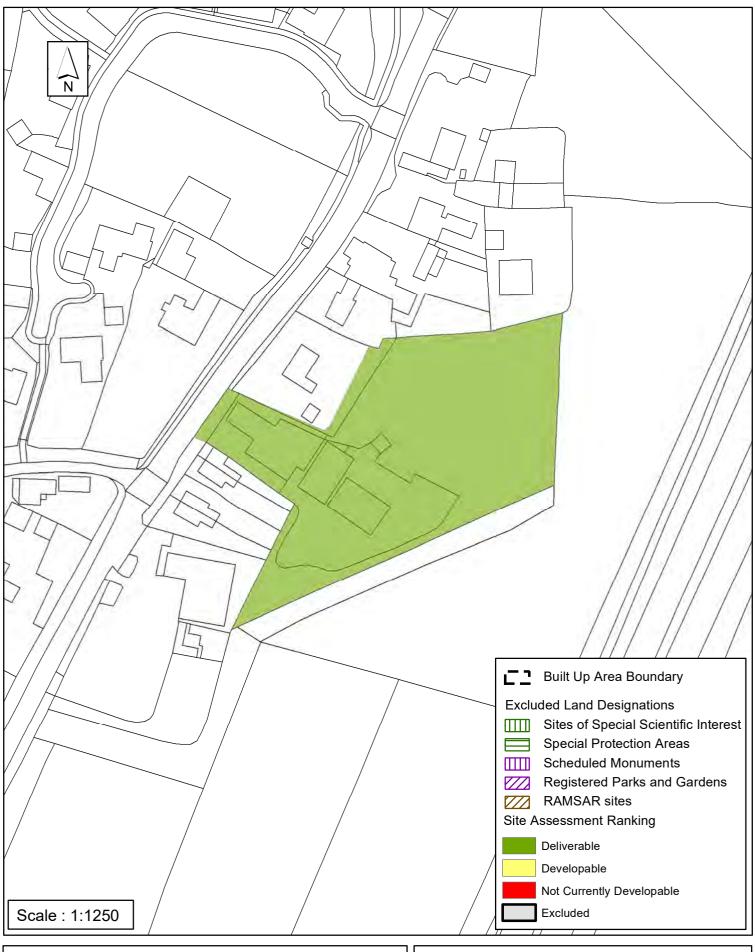
The outcome of the assessment for West Grinstead Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA447	Blakers Yard Dial Post	Worthing Road, Dial Post	Green (1-5 Years Deliverable)	12
SA274	Land north of the Rise	Littleworth Lane, Partridge Green	Yellow (6-10 Years Developable)	40
SA320	Land West of Church Road	Church Road, Partridge Green	Yellow (6-10 Years Developable)	50
SA433	Land at Dunstans Farm	Shermanbury Road, Partridge Green	Yellow (11+ Years Developable)	60
SA124	Huffwood Trading Estate	High Street, Partridge Green	Not Currently Developable	0
SA321	Land at Dial Post	South of Village Hall	Not Currently Developable	0
SA322	Land East of Lakers Cottage	Worthing Road Dial Post	Not Currently Developable	0
SA380	Dial Post 2 Field	Dial Post 2 Field, West Grinstead	Not Currently Developable	0
SA381	Part Hill Field, Dial Post	Swallows Lane, Dial Post	Not Currently Developable	0
SA382	Lindfield Barn Field	Lindfield Barn Field	Not Currently Developable	0
SA559	Land adjoining the Orchard Restaurant	Cowfold Road, West Grinstead, West Sussex,	Not Currently Developable	0
SA634	Land at Dunstans	Shermanbury Road, Partridge Green	Not Currently Developable	0
SA716	Land at Newhouse Farm	Worthing Road West Grinstead	Not Currently Developable	0
SA723	Land West of Old Worthing Road, Dial Post	Old Worthing Road, Dial Post	Not Currently Developable	0

This page is intentionally blank

Parish	West Grinstea	ad		
SHLAA Reference SA447	Site Name Blake	rs Yard Dial Po	est	
Years 1-5 Deliverable ✓ Years 6-10 Developable	Site Address Bl	akers Yard, Worl	hing Road, Dial	Post
Years 11+	Site Area (ha)	0.66	Suitable	✓
tot ourrently bevelopable	Greenfield/PDL Site Total	12	Available Achievable	✓
Justification				
The site has outline planning perr space (A1 and B1 Use Classes) v available, suitable, achievable an	ia planning applica	tion DC/17/1000.		
Excluded Site Exclusion	n Poseon			
Exclusion	II Keasoii			

SA - 447: Old Blakers Works site, Dial Post, West Grinstead

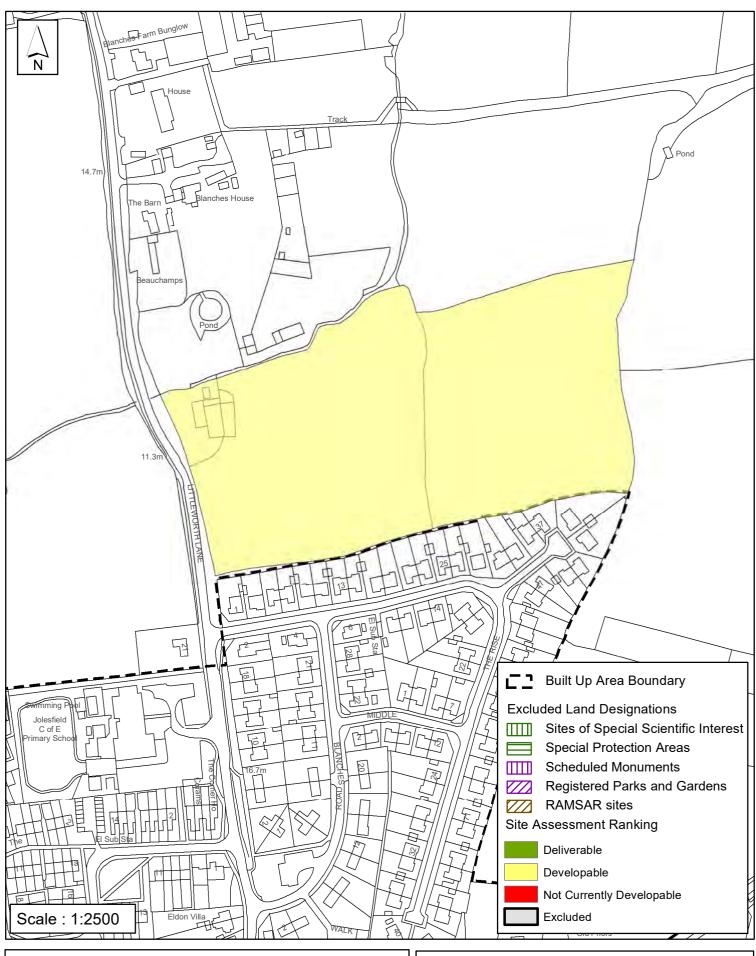


Date: Revision:

Horsham District Council

Parish	West Grins	tead			
SHLAA Reference SA274 Site Name Land north of the Rise					
Years 1-5 Deliverable Years 6-10 Developable	☐ Site Address	Littleworth Lane,	Partridge Green		
Years 11+ Not Currently Developable	0.00	PDL Greenfield	Suitable Available	✓	
	Site Total	40	Achievable		
Justification					
The owner has expressed a the countryside north of and classified as a Medium Villa having a moderate level of s dwellings was refused and of	l adjacent to the Built ge in Policy 3 of the H services and facilities.	Up Area Boundary Iorsham District Pl	of Partidge Gree anning Framewo	en, which is rk(HDPF),	
Unless allocated for develop Framework (HDPF) or via a contrary to Policies 1 to 4 ar	made Neighbourhoo				
The settlement hierarchy an upon suitability and achieval allocations will need to be constraints taking into account its regard to constraints.	bility. The HDPF is honsidered through thi essment, the site is a	owever under revie s process. On this ssessed as develo	ew and additional basis, recognisir pable in 6-10 yea	site ng that the ars for 40	
Excluded Site Exc	lusion Reason				
Lapsed PP					

SA - 274: Land north of The Rise, Partridge Green, West Grinstead



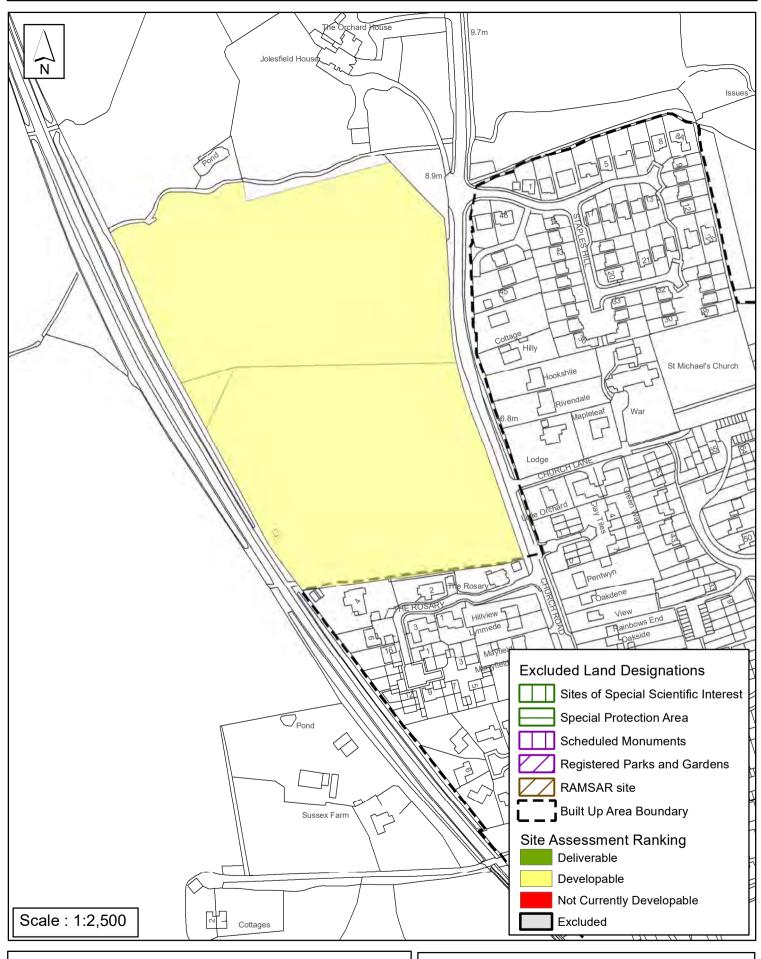
Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

Date: Revision:

Horsham District Council

Parish \	Nest Grinstea	ad		
SHLAA Reference SA320 Site Name Land West of Church Road Partridge Green				
Years 1-5 Deliverable Years 6-10 Developable ✓	Site Address Cl	nurch Road, Partr	idge Green	
Years 11+	Site Area (ha) Greenfield/PDL Site Total	4.8 Greenfield 50	Suitable Available Achievable	✓
Justification				
The landowner has expressed an in the countryside adjacent the bu Planning Framework 2015 (HDPF north. There are a number of tree eastern boundary, adjacent Churc Unless allocated for development Framework (HDPF) or via a made contrary to Policies 1 to 4 and 26 contrary.	ilt up area of Partri). It is bounded by es covered by Tree th Road, and also of or similar through to Neighbourhood Pl	dge Green as defi the Downslink to Preservation Ord entrally across th	ined in the Hors the west and a ers, running alo e site. Horsham Distric	tham District stream to the ong the ct Planning
The settlement hierarchy and curr upon suitability and achievability. allocations will need to be conside SHELAA is a high level assessme taking into account its proximity to constraints.	The HDPF is howe ered through this pr ent, the site is asses	ever under review ocess. On this bassed as developa	and additional s asis, recognising ble in 6-10 year	site g that the s for 50 units
Excluded Site Exclusion	n Reason			
Lapsed PP Date				

SA - 320: Land West of Church Road, Partridge Green



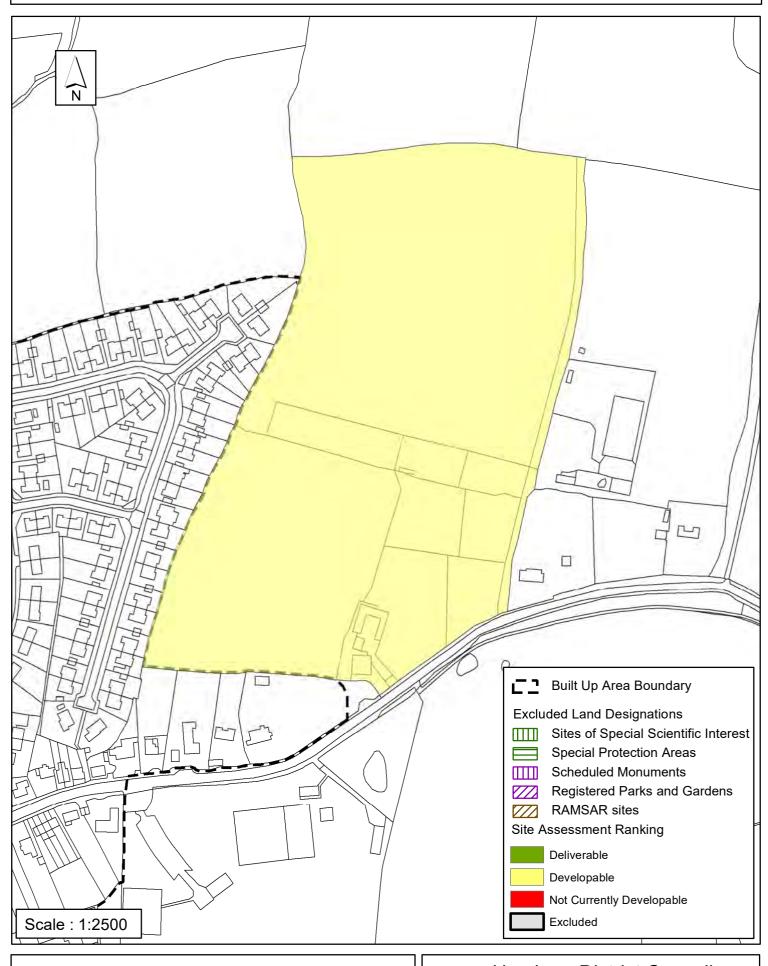
Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

Date: 05/06/2013 Revision: 23/10/2018

Horsham District Council

Parish	West Grinstea	ad		
SHLAA Reference SA433	Site Name Land	at Dunstans Fa	rm	
Years 1-5 Deliverable Years 6-10 Developable	Site Address St	nermanbury Road	l, Partridge Gree	en
Years 11+ Not Currently Developable	Site Area (ha) Greenfield/PDL Site Total	6.35 Greenfield 60	Suitable Available Achievable	✓✓
Justification				
Excluded Site Exclusion	n Reason			
Lapsed PP Date				

SA - 433 : Land at Dunstans Farm, West Grinstead



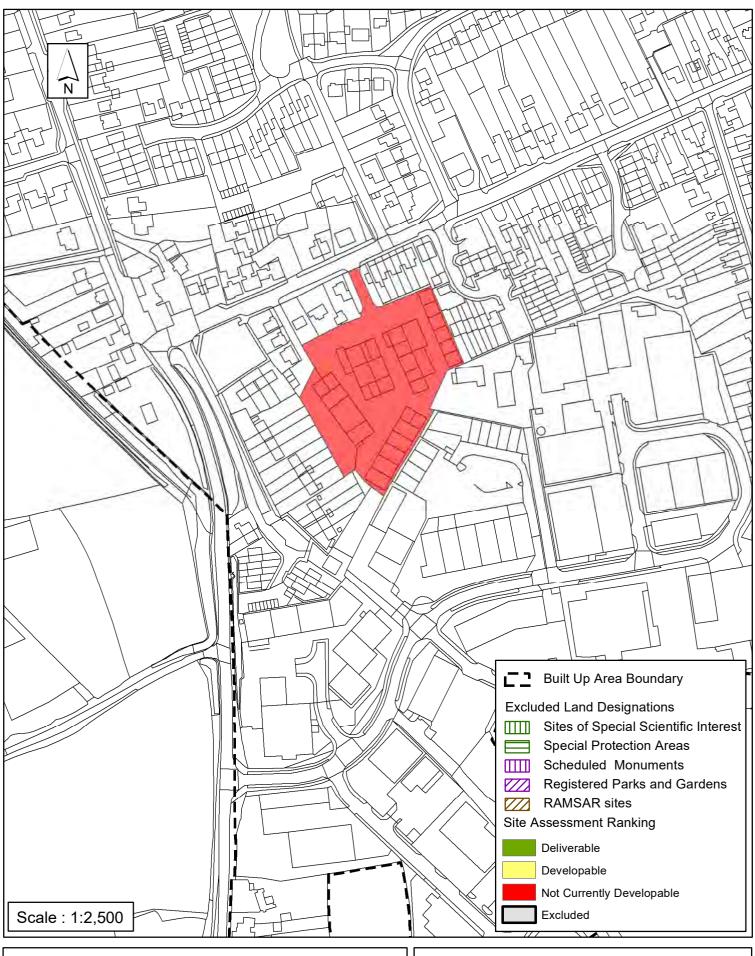
Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

Date: Revision:

Horsham District Council

Parish	West Grinstea	ad		
SHLAA Reference SA124	Site Name Huffw	ood Trading Es	tate, Partridge	Green
Years 1-5 Deliverable Years 6-10 Developable	Site Address Hi	gh Street, Partrid	ge Green	
Years 11+ □ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	0.9 PDL 0	Suitable Available Achievable	y
Justification				
The landowner has expressed ar 'available'. The site is in current upartridge Green, which is classified Planning Framework, having a mof existing businesses will be a log previous uses which will need to As such the site is considered 'N	use as commercial la ed as a medium villa noderate level of ser ong term process an be fully investigated	and within the buil age in Policy 3 of vices and facilities d there is potentia for housing to co	It up area bound the Horsham Di s. Negotiation ar al for contamina me forward in th	lary of strict nd relocatio tion from
Excluded Site Exclusion	n Reason			
Lapsed PP				

SA - 124 : Huffwood Trading Estate, Partridge Green, West Grinstead

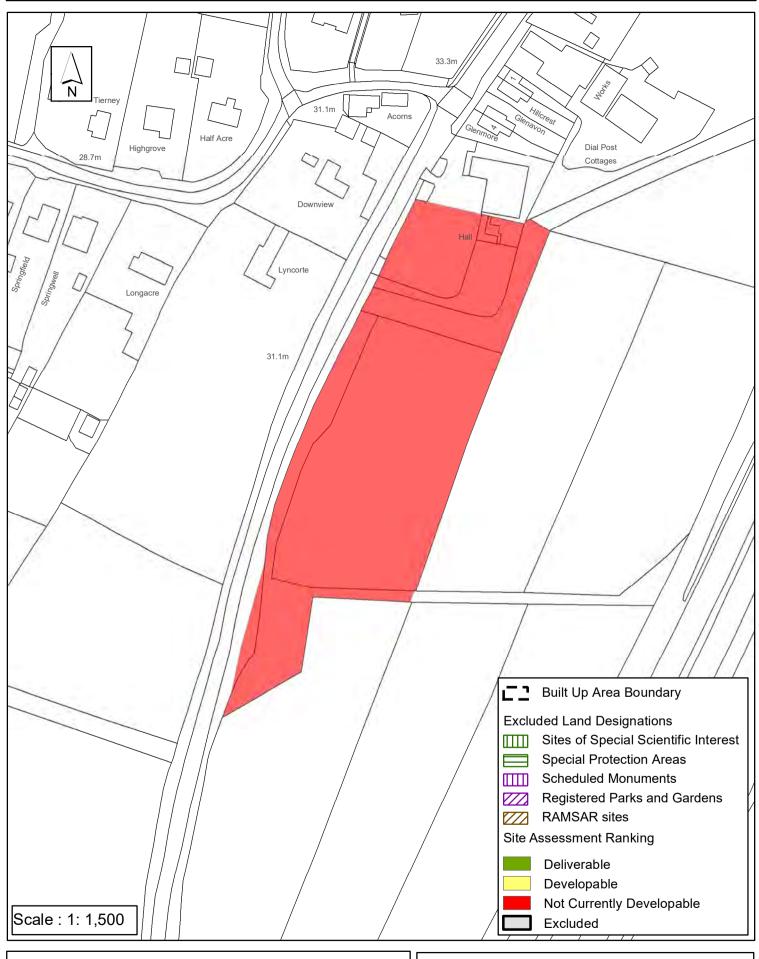


Date: Revision:

Horsham District Council

SHLAA Reference SA321 S	ite Name Land			
		South of Village	e Hall Dial Pos	t
ears 1-5 Deliverable ears 6-10 Developable	Site Address Di	al Post Village Ha	all Worthing Roa	ad Dial Post
ears 11+ ☐ ot Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	1.16 Greenfield 0	Suitable Available Achievable	 ✓ ✓
ustification				
ne landowner has expressed an cated in the countryside south of colicy 3 of the Horsham District Plan facilities or social networks and eet the needs of residents. The cost as a secondary settlement where is outside of the proposed secondary is an early stage of the evelopment would be contrary to essessed as 'Not Currently Development's an early stage of the evelopment would be contrary to essesse the evelopment would be evelopment.	Dial Post which is anning Framework I limited accessibili Local Plan Review here some residen ondary settlement local plan review a Policies 1 to 4 and	an unclassified s (2015 (HDPF) thi ty, and is reliant o Issues & Option tial infilling may b boundary. In add nd holds little wei	ettlement as de us a settlement on other villages (April 2018) pre acceptable. Hition, the Issues the list is consider.	fined by with few or and towns roposed Dia dowever, the & & Options ered
xcluded Site Exclusion	Reason			

SA - 321: Land South of Village Hall Dial Post, West Grinstead

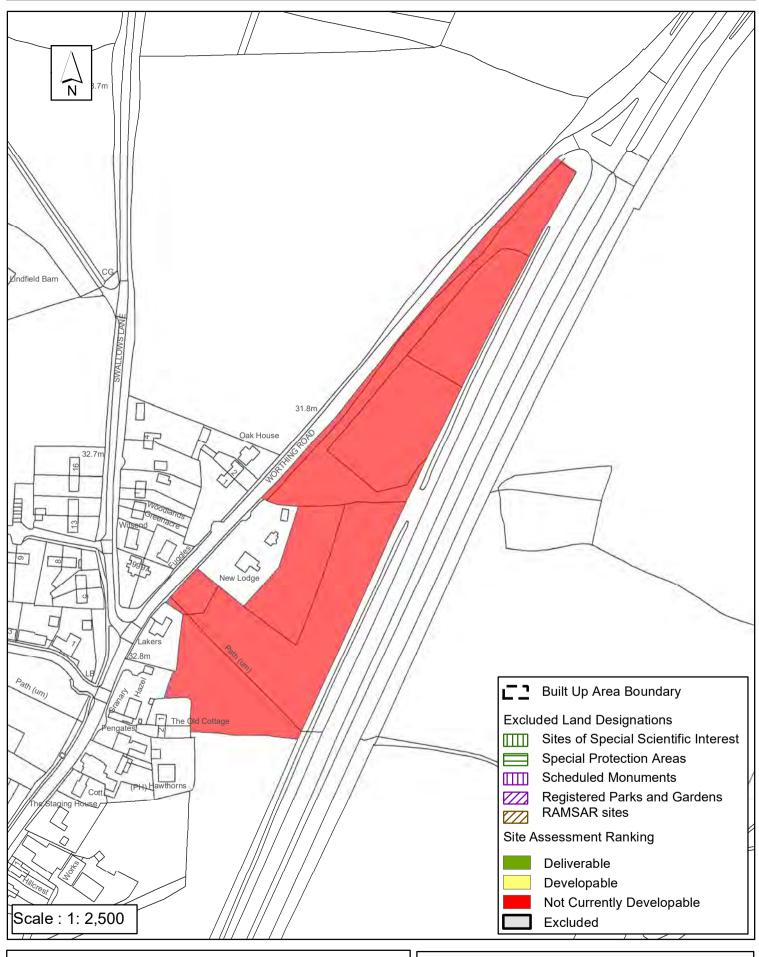


Date: 02/07/2018 Revision: 05/07/2018

Horsham District Council

Parish V	Vest Grinstea	ad		
SHLAA Reference SA322 S	ite Name Land	East of Lakers	Cottage Dial F	Post
Years 1-5 Deliverable Years 6-10 Developable	Site Address W	orthing Road Dia	l Post	
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	0.23 Greenfield 0	Suitable Available Achievable	
Justification				
The site is located in the countrysic defined by Policy 3 of the Horsham with few or no facilities or social neand towns to meet the needs of reproposed Dial Post as a secondary However, the site is outside of the Issues & Options document is an econsidered development would be therefore assessed as 'Not Current's and the Issues are considered development would be therefore assessed as 'Not Current's and the Issues are considered development would be therefore assessed as 'Not Current's and the Issues are considered development would be therefore assessed as 'Not Current's and the Issues are considered development would be therefore assessed as 'Not Current's and the Issues are considered development would be therefore assessed as 'Not Current's are considered development would be therefore assessed as 'Not Current's are considered development would be therefore assessed as 'Not Current's are considered development would be therefore assessed as 'Not Current's are considered development would be therefore assessed as 'Not Current's are considered development would be therefore assessed as 'Not Current's are considered development would be therefore assessed as 'Not Current's are considered development would be therefore assessed as 'Not Current's are considered development would be the considered development would be a considered development would be the considered development would be a	n District Planning etworks and limited sidents. The Local y settlement where proposed seconda early stage of the local contrary to Policie	Framework 2015 I accessibility, and Plan Review Issuesome residentia ary settlement boo ocal plan review a	(HDPF) thus a d is reliant on of ues & Options (a l infilling may be undary. In addition holds little was and holds little was endered.	settlement ther villages April 2018) acceptable tion, the veight. It is
Excluded Site Exclusion	Reason			
Lapsed PP Date				

SA - 322: Land East of Lakers Cottage Dial Post, West Grinstead



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

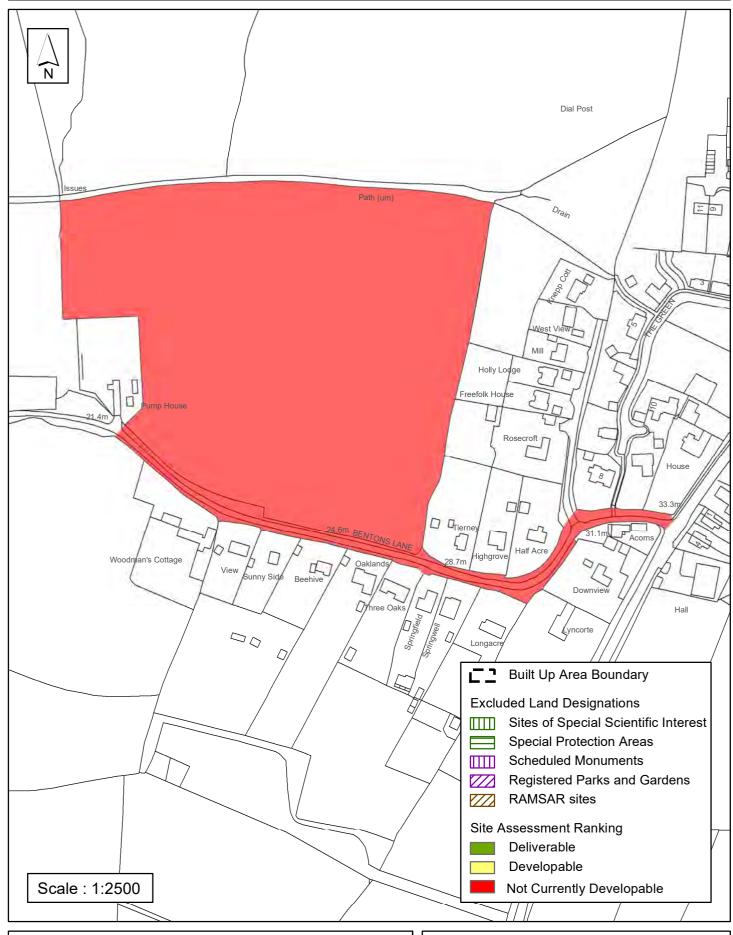
Date: 02/07/2018

Revision: 05/07/2018

Horsham District Council

Parish \	West Grinstea	ad			
SHLAA Reference SA380 \$	Site Name Dial F	Post 2 Field			
Years 1-5 Deliverable Years 6-10 Developable	Site Address Di	al Post 2 Field, B	entons Lane, D	ial Post	
Years 11+	Site Area (ha) Greenfield/PDL Site Total	4.620 Greenfield	Suitable Available Achievable	□✓□	
Justification					
Not Currently Developable ✓ Greenfield/PDL Greenfield Available ✓					
Excluded Site	n Reason				
Lapsed PP Date					

SA -380: Dial Post 2 Field

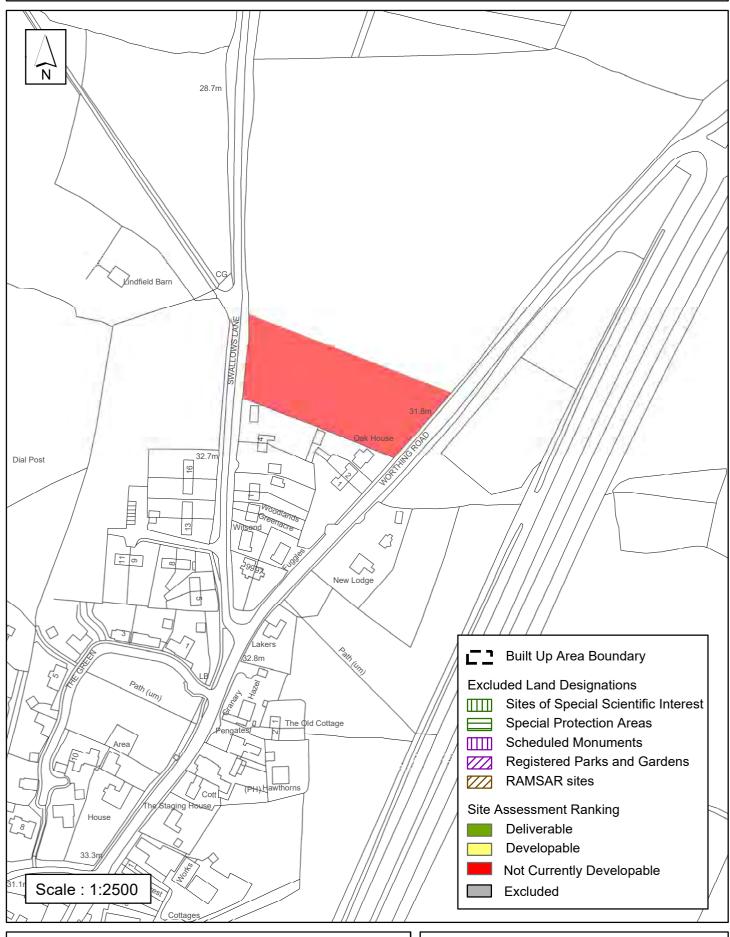


Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

Horsham District Council

Parish	West Grinstea	ad		
SHLAA Reference SA381	Site Name Part I	Hill Field, Dial Po	ost	
Years 1-5 Deliverable Years 6-10 Developable	Site Address Pa	art Hill Field, Swal	llows Lane, Dia	l Post
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	0.673 Greenfield	Suitable Available Achievable	✓
Justification				
A planning consultant on behalf of meaning it is 'available'. The site settlement in Policy 3 of the Hors services and facilities. The Locas a Secondary Settlement, when proposed secondary settlement is document is an early stage of the development would be contrary to assessed as 'Not Currently Deve	is in the countrysid ham District Planning I Plan Review Issure some infilling mayoundary to the east local plan review at Policies 1-4 and 2	e north of Dial Pong Framework (High Stramework (High Stramework (High Strame)) es & Options (April Strame) end south. How nowed holds little weight south the south of holds little weight south the south of holds little weight south.	st, which is an DPF), having a ril 2018) propos The site adjoins ever, the Issues ght. It is consider	unclassified lack of sed Dial Pos s the s & Options dered
Excluded Site Exclusio	n Reason			
Lapsed PP Date				

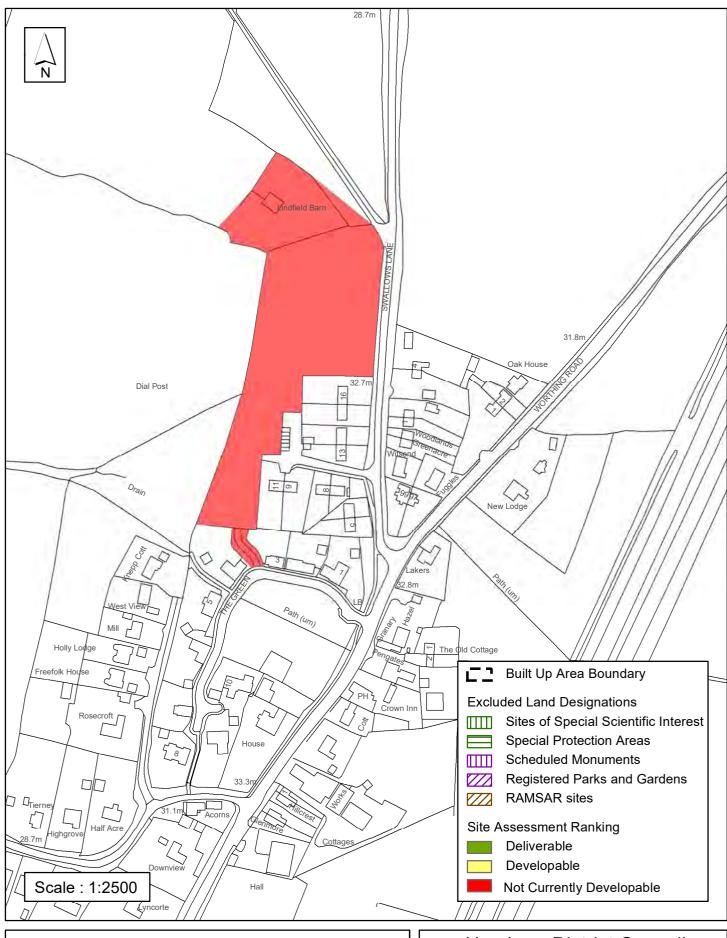
SA -381: Part Hill Field, Dial Post



Horsham District Council

Parish	West Grinstea	ad		
SHLAA Reference SA382	Site Name Lindfi	eld Barn Field		
Years 1-5 Deliverable Years 6-10 Developable	Site Address Lin	ndfield Barn Field	, Swallows Lane	e, Dial Post
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	1.388 Greenfield 0	Suitable Available Achievable	 ✓ ✓
Justification				
A planning consultant on behalf of meaning it is 'available'. The site unclassified settlement in Policy lack of services and facilities. The Post as a Secondary Settlement proposed secondary settlement document is an early stage of the Preservation Order are located vecontrary to Policies 1-4 and 26 of Developable'.	is in the countryside 3 of the Horsham Di the Local Plan Review , where some infilling boundary to the east e local plan review a within the centre of the	e north west of Dia strict Planning Fr Issues & Option g may be accepta and south. How nd holds little weight ae site. It is consi	al Post, which is amework (HDPles (April 2018) proble. The site accepter, the Issues ght. Two trees with the development of the site of th	an F), having a roposed Dia djoins the & Options with a Tree nent would be
Excluded Site Exclusion	on Reason			
Lapsed PP Date				

SA -382: Lindfield Farm Field, Dial Post

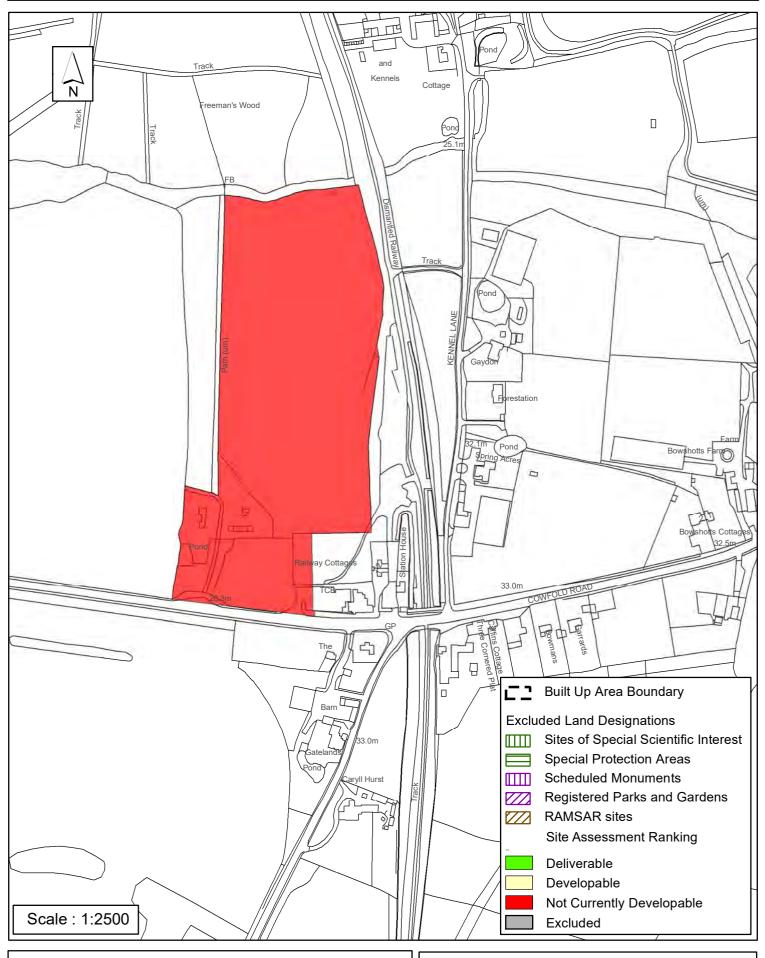


Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

Horsham District Council

Parish _V	Vest Grinstea	ad		
SHLAA Reference SA559 S	ite Name Land	adjoining the O	rchard Restau	rant
Years 1-5 Deliverable Years 6-10 Developable		and adjoining the (pad, West Grinste		rant, Cowfol
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	4.6 Greenfield 0	Suitable Available Achievable	✓
Justification	Oile Total	O .	Acilievable	
A planning consultant on behalf of meaning it is 'available'. The site is settlement boundary. It is conside of the HDPF. The site is therefore	s in an isolated rura red that developm	al position, not cor ent would be cont	ntiguous with an rary to Policies	y defined
Excluded Site Exclusion	Reason			
Lapsed PP				

SA-559: Land adjoining the Orchard Restaurant, West Grinstead



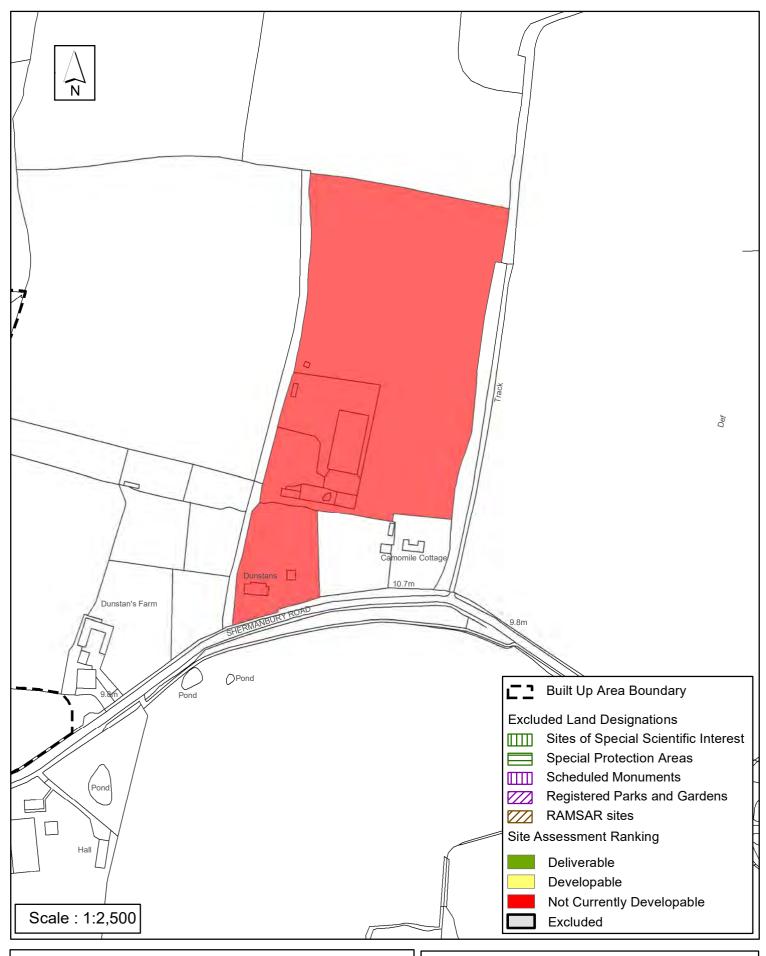
Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

Date: Revision:

Horsham District Council

Parish _W	Vest Grinstea	nd		
SHLAA Reference SA634 S	ite Name Land	at Dunstans		
Years 1-5 Deliverable ✓ Years 6-10 Developable	Site Address Du	ınstans, Shermar	nbury Road, Par	tridge Greei
rears 11+ □	Site Area (ha)	3.04	Suitable	
Not Currently Developable 🔽	Greenfield/PDL	Both	Available	✓
	Site Total	0	Achievable	
Justification				
An agent has expressed an interes countryside east of Partridge Greer Horsham District Planning Framew acilities. The site is unrelated to the development through the review of made Neighbourhood Plan, it is conce of the HDPF. It is therefore ass	n, which is classific ork 2015 (HDPF), he current settlement the Horsham Dist nsidered developn	ed as a medium v having moderate ent boundary. Ur rict Planning Fran nent would be co	village in Policy 3 e level of service alless allocated for mework (HDPF) ntrary to Policies	B of the s and or or via a
Excluded Site Exclusion	Reason			

SA - 634 : Land at Dunstans, West Grinstead



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

Date:

Revision:

Horsham District Council

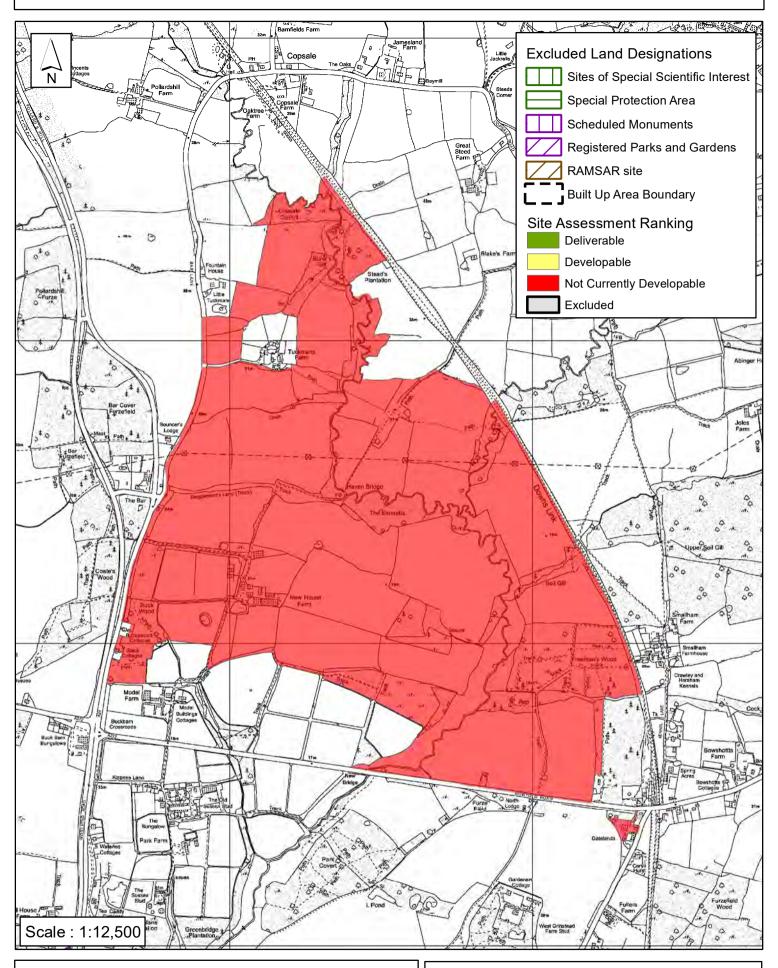
Parish	West Grinstead								
SHLAA Reference SA716 Site Name Land at Newhouse Farm									
Years 1-5 Deliverable Years 6-10 Developable Site Address New House Farm Worthing Road West Grinstead									
Years 11+ Not Currently Developable	Site Area (ha) 180 Greenfield/PDL Greenf Site Total 0	Suitable ☐ ield Available ✓ Achievable ☐							

Justification

A planning consultant on behalf of the landowners has expressed an interest in developing the site meaning the site is considered 'available'. This is a strategic scale site in the countryside north east of the Buck Barn crossroads of the A24 and A272. The site is predominantly agricultural and comprises much of the land north of the A272 between the A24, the Downs Link and Bar Lane. It contains a number of areas of Ancient Woodland, public rights of way and a river which meanders through the site from north to south where the adjacent land is at risk of flooding. Much of the site lies within the designated West Grinstead Parish Neighbourhood Development Plan Area however no formal draft Neighbourhood Development Plan has been published. It is relatively remote from any settlement or built up area boundary and would therefore need to be considered as a new settlement were it to come forward. Given the strategic nature of this site, its location and its impact upon development form and infrastructure there is currently a lack of evidence to demonstrate this site can be sustainably developed and would not cause significant harm. Unless allocated for development through the review of the Horsham District Planning Framework 2015 (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	✓	Exclusion Reason
Lapsed PP		Date

SA - 716: Land at Newhouse Farm, West Grinstead



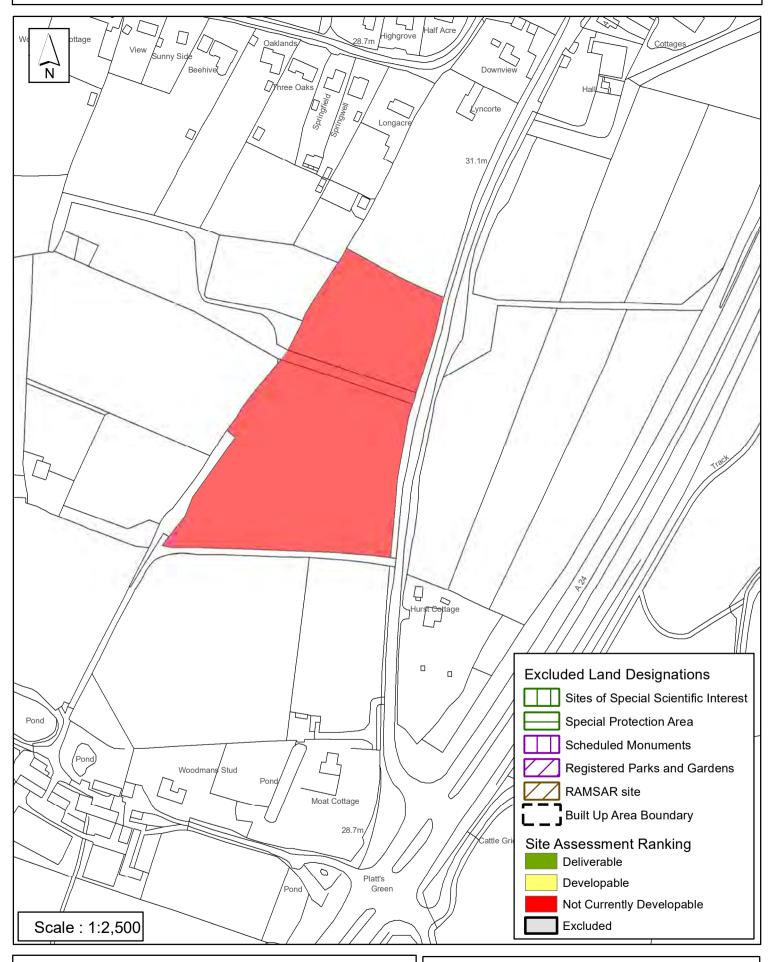
Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

Date: 31/10/2018 Revision:

Horsham District Council

Parish \	Nest Grinstea	ad						
SHLAA Reference SA723 S	Site Name Land	West of Old Wo	orthing Road, [Dial Post				
Years 1-5 Deliverable Site Address Old Worthing Road, Dial Post Years 6-10 Developable								
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL		Suitable Available					
	Site Total	0	Achievable					
Justification								
The landowner has expressed an in the countryside unrelated to the defined by the Horsham District Pl would be contrary to Policies 1 to Developable'.	settlement edge o	f Dial Post or any 2015 (HDPF). It	built-up area bois considered d	oundary as levelopment				
Excluded Site Exclusion	n Reason							
Lapsed PP Date								

SA - 723: Land west of Old Worthing Road, Dial Post, West Grinstead



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018). Ordnance Survey Licence.100023865

Date: 31/10/2018

Revision:

Horsham District Council