

North Horsham Parish

North Horsham 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 North Horsham Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of assessment	Total Units
SA139	9-13 Crawley Road	Horsham	Green (1-11 Years Deliverable)	15
SA296	Land North of Horsham, Strategic Site	Holbrook Park and Chennells Brook-Strategic Site	Green (1-11 Years Deliverable) and Yellow (6-10 Years and 11+ Years Developable)	2750
SA533	The Fountain Inn	81 Rusper Road, Horsham	Green (1-5 Years Deliverable)	5
SA582	The Pavilion Graylands Estate	Langhurstwood Road	Green (1-5 Years Deliverable)	7
SA605	Scout HQ site, Peary Close	Peary Close, Horsham	Green (1-5 Years Deliverable)	8
SA638	Land at The Holbrook Club	Jackdaw Lane, Horsham	Green (1-5 Years Deliverable)	58
SA688	Novartis Pharmaceuticals Site (North)	Wimblehurst Road/Parsonage Road, Horsham	Green (1-5 Years Deliverable)	28
SA145	Roffey Sports and Social Club	Spooners Road, Horsham	Yellow (6-10 Years Developable)	70
SA285	Old Pumping Station	133 Rusper Road, Horsham	Yellow (6-10 Years Developable)	30
SA138	137 Crawley Road	Horsham	Yellow (11+ Years Developable)	21
SA144	Parsonage Farm	Parsonage Road, Horsham	Yellow (11+ Years Developable)	127
SA530	The Rising Sun	The Rising Sun PH, Pondtail Road	Yellow (11+ Years Developable)	6
SA604	Land at Holbrook School Lane,	Land at Holbrook School Lane, Horsham	Yellow (11+ Years Developable)	5
SA048	Land south of Forest Road	Horsham	Not Currently Developable	0
SA088	Land north of Forest Road	Forest Road, Horsham	Not Currently Developable	0
SA127	Land off Old Crawley Road	Horsham	Not Currently Developable	0

SA146	Star Reservoir	Comptons Brow Lane,	Not Currently Developable	0
SA241	Land east of 4 Ramsey Close	Horsham	Not Currently Developable	0
SA246	Medleys	Comptons Brow Lane	Not Currently Developable	0
SA363	Graylands Estate	Langhurst Wood Road Horsham	Not Currently Developable	0
SA387	Scrapyard	122 Crawley Road, Horsham	Not Currently Developable	0
SA388	The Star Public House	Crawley Road, Horsham	Not Currently Developable	0
SA390	Novartis Pharmaceuticals Site (South)	Wimblehurst Road Horsham	Not Currently Developable	0
SA444	Langhurstwood Road	North Horsham, West Sussex	Not Currently Developable	0
SA568	Land around Mercer Road	Warnham Station	Not Currently Developable	0
SA705	Land at 78 Crawley Road Roffey	78 Crawley Road Roffey	Not Currently Developable	0
SA736	Land at Planet House	North Heath Lane Industrial Estate	Not Currently Developable	0
SA750	Land at Graylands and Morris Farm	North Horsham	Not Currently Developable	0
SA751	Land at Huntley Farm	Old Holbrook, North Horsham	Not Currently Developable	0

Parish	North Horsham
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SHLAA Reference	SA139	Site Name	9-13 Crawley Road
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Horsham, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.29	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	15	Achievable	<input checked="" type="checkbox"/>

Justification

The site is within the built up area of Horsham Town. The site is allocated for 15 dwellings in the Site Specific Allocations of Land (2007) (SSAL) Policy AL1 meaning it is considered suitable for development. An application for 35 dwellings (DC/17/1853) was refused and dismissed on appeal in August 2018. It should be noted that the application covered a larger area and for more dwellings than the allocation as it also included 15 Crawley Road. The site is therefore assessed to be deliverable for 15 dwellings in years 1-5.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 139 : 9-13 Crawley Road, North Horsham



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Date: 07/01/2013

Revision: 02/11/2015

Horsham District Council

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Parish	North Horsham
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SHLAA Reference	SA296	Site Name	Land North of Horsham, Strategic Site
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Holbrook Park and Chennells Brook-Strategic Site
Years 6-10 Developable	<input checked="" type="checkbox"/>		
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	Approx. 18
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	2750
		Suitable	<input checked="" type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>

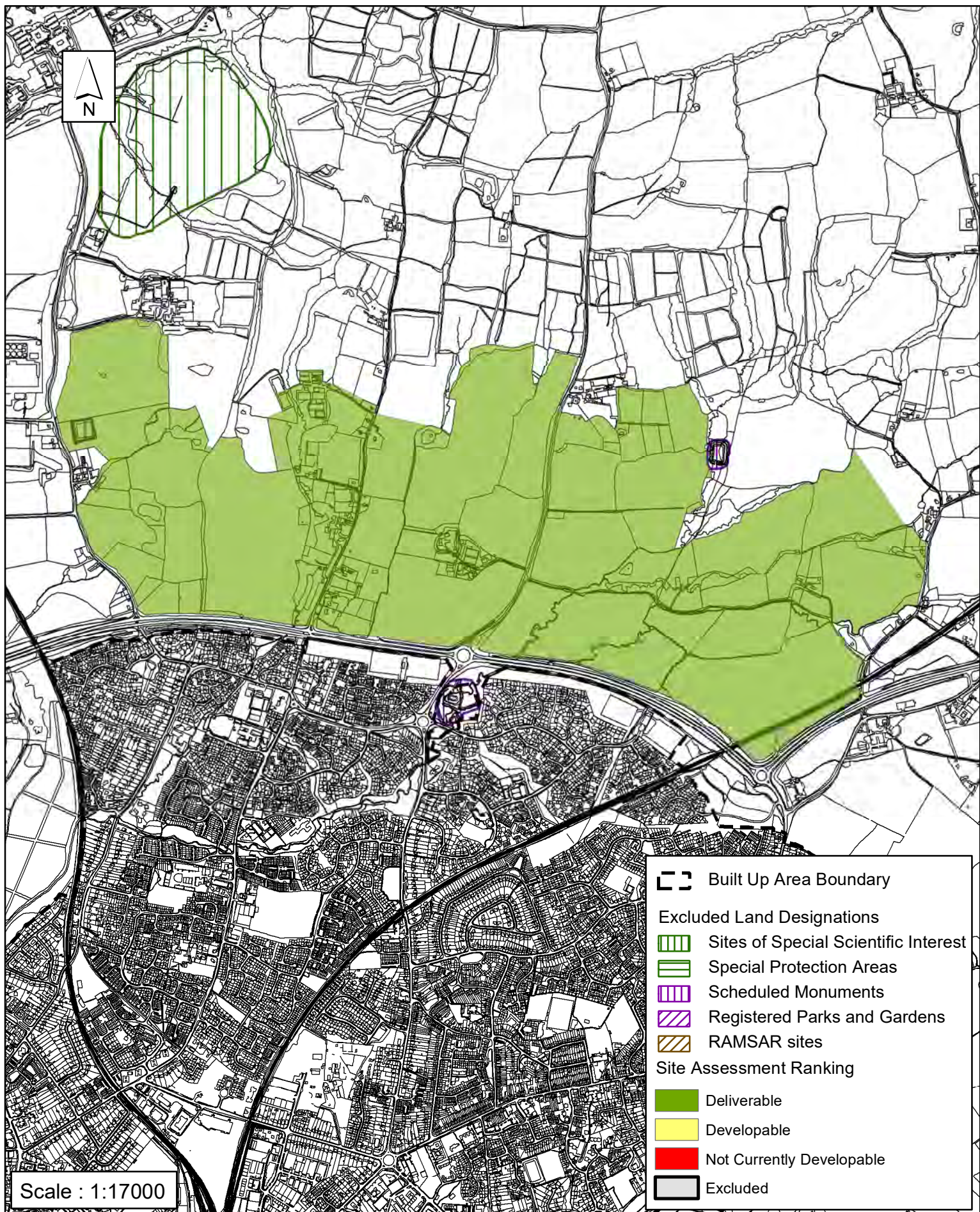
Justification

The site is allocated for the development of 2,500 homes and associated infrastructure in the adopted Horsham District Planning Framework (HDPF) Policies SD1 - SD9 and 15. It has planning permission for 2,750 dwellings via planning application DC/16/1677 which was permitted on 1/03/18. Taking this information into account it is considered that a small portion of development could come forward in the short term (1-5 years) with the majority being delivered in the medium to long term 6 - 10 and 11+ years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 296: Land North of Horsham, Strategic Site, Holbrook Park and Chennells Brook, North Horsham



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Parish	North Horsham
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SHLAA Reference	SA533	Site Name	The Fountain Inn
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	The Fountain Inn, 81 Rusper Road, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.15	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	5	Achievable	<input checked="" type="checkbox"/>

Justification

The site has planning permission for 5 dwellings via planning application DC/14/2430. Development has commenced and it is anticipated that it will be built out in a single phase. 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 - 533 : The Fountain Inn, North Horsham



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Parish	North Horsham
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SHLAA Reference	SA582	Site Name	The Pavilion Graylands Estate		
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	The Pavilion, Graylands Estate, Langhurstwood Road, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.16	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	7	Achievable	<input checked="" type="checkbox"/>

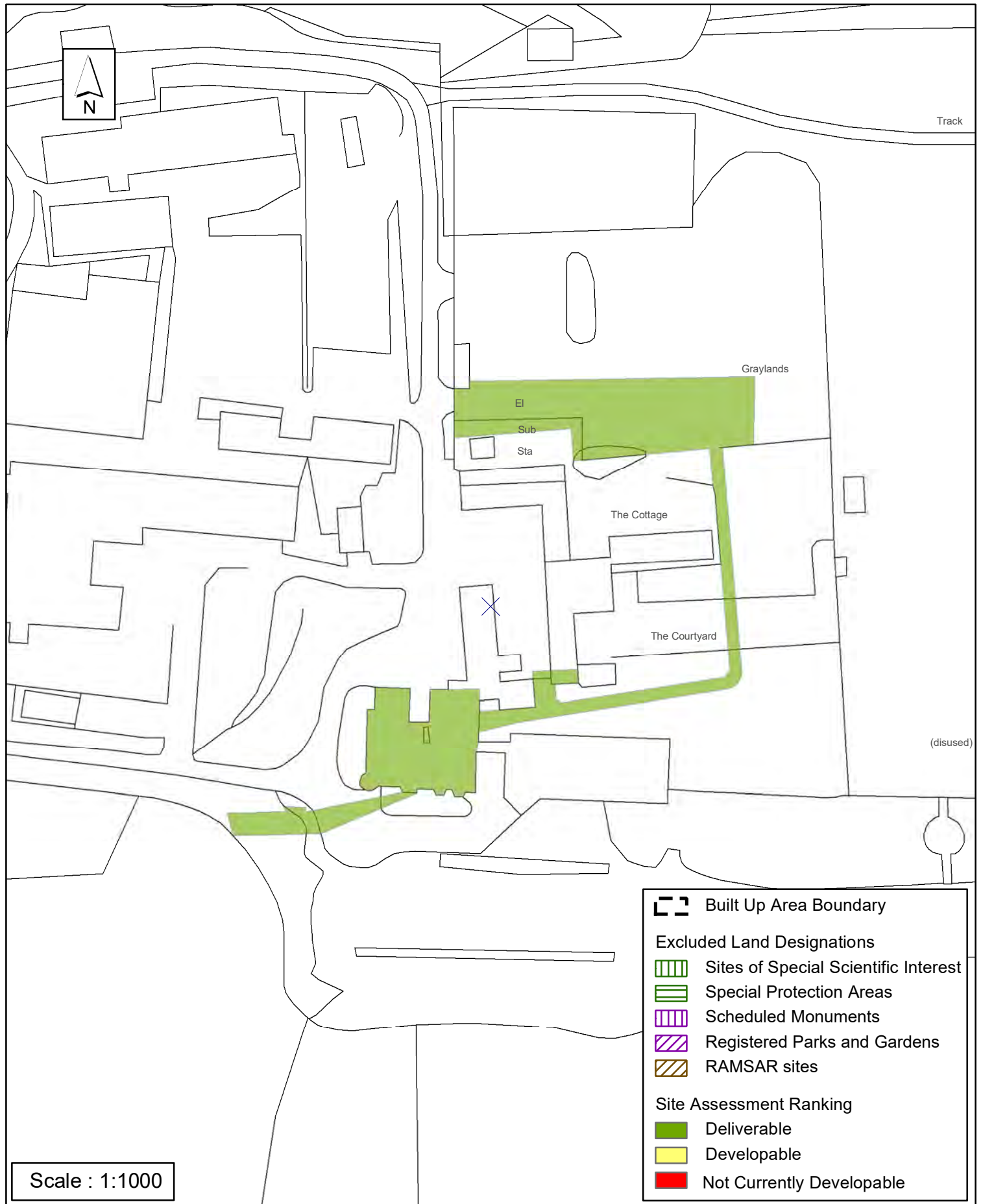
Justification

The site has permission for 7 dwellings via prior approval application DC/14/2619. A scheme of this size would likely be delivered in a single phase. 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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SA582 : The Pavilion Graylands Estate Langhurst Wood Road Horsham



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SHLAA Reference	SA605	Site Name	Scout HQ site, Peary Close		
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Scout Hut, Peary Close, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.12	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	8	Achievable	<input checked="" type="checkbox"/>

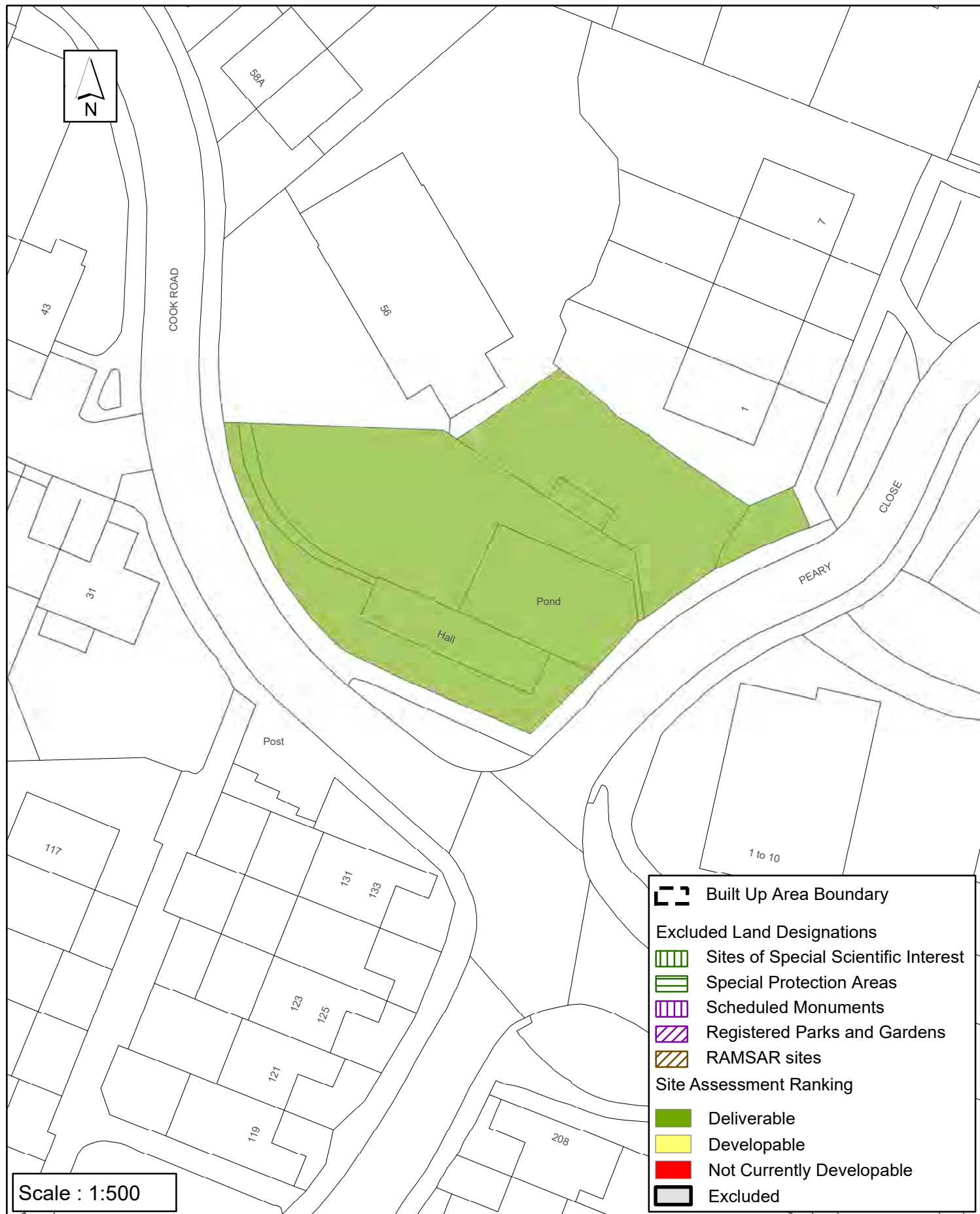
Justification

The site has planning permission for 8 dwellings via planning applications DC/18/0017 and DC/18/1117. Development has commenced and it is anticipated that the site will be delivered in a single phase. It is concluded that this 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-605 : Scout HQ site, Peary Close, North Horsham



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Parish	North Horsham
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SHLAA Reference	SA638	Site Name	Land at The Holbrook Club, Jackdaw Lane
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Land at The Holbrook Club, Jackdaw Lane, Horsham (part of)
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.61
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	58
		Suitable	<input checked="" type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>

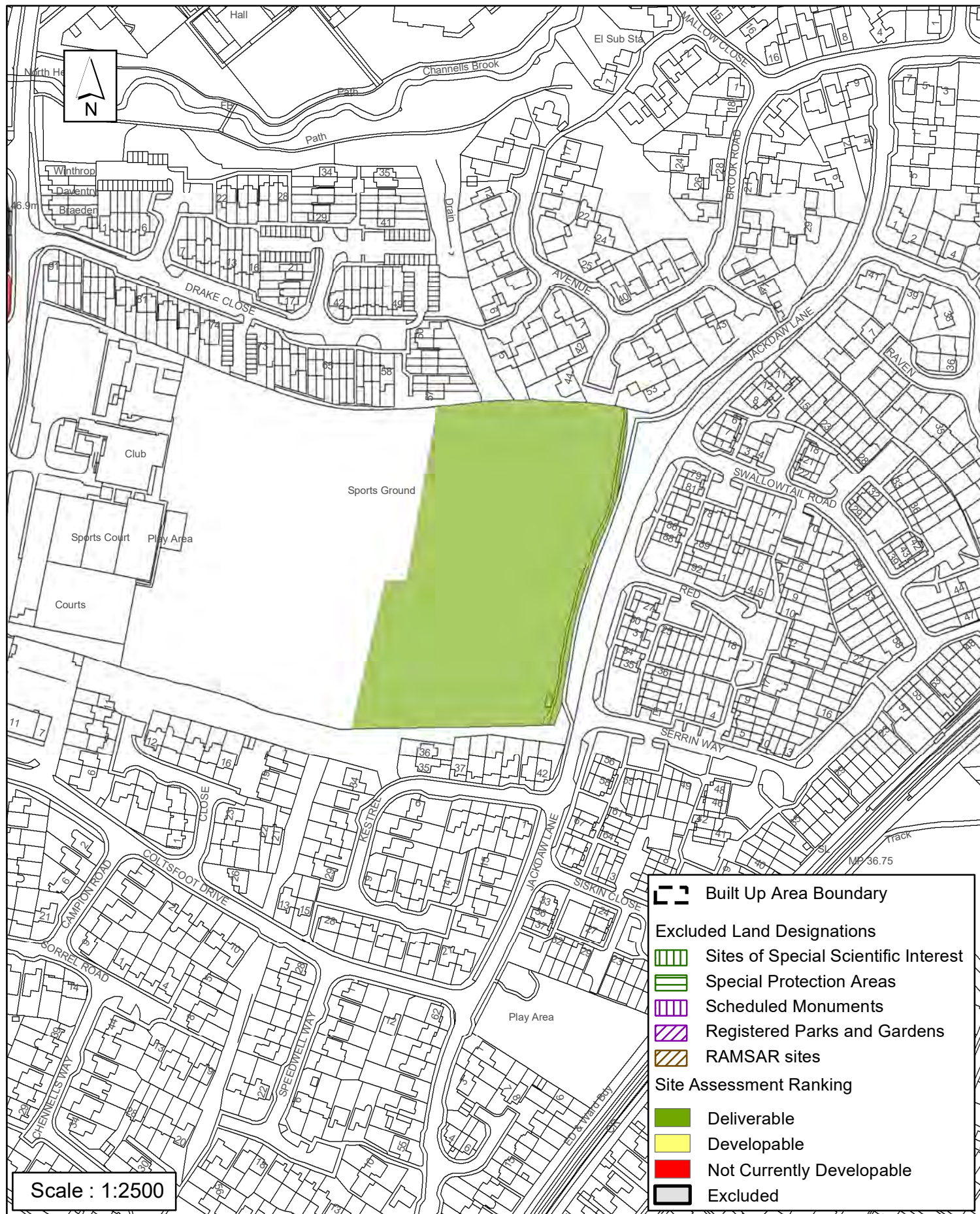
Justification

The site has planning permission for 58 dwellings via planning application DC/16/2855. It is currently in use as recreational open space (playing fields) for the Holbrook Club. The site is assessed to be 'deliverable' but it is anticipated that the site will come forward within the latter part of the 5 year period.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 638 : Land at the Holbrook Club, Jackdaw Lane, North Horsham



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Parish	North Horsham
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SHLAA Reference	SA688	Site Name	Novartis Pharmaceuticals Site (North)		
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Novartis Pharmaceuticals Ltd Wimblehurst Road/Parsonage Road, Horsham		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.3	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	28	Achievable	<input checked="" type="checkbox"/>

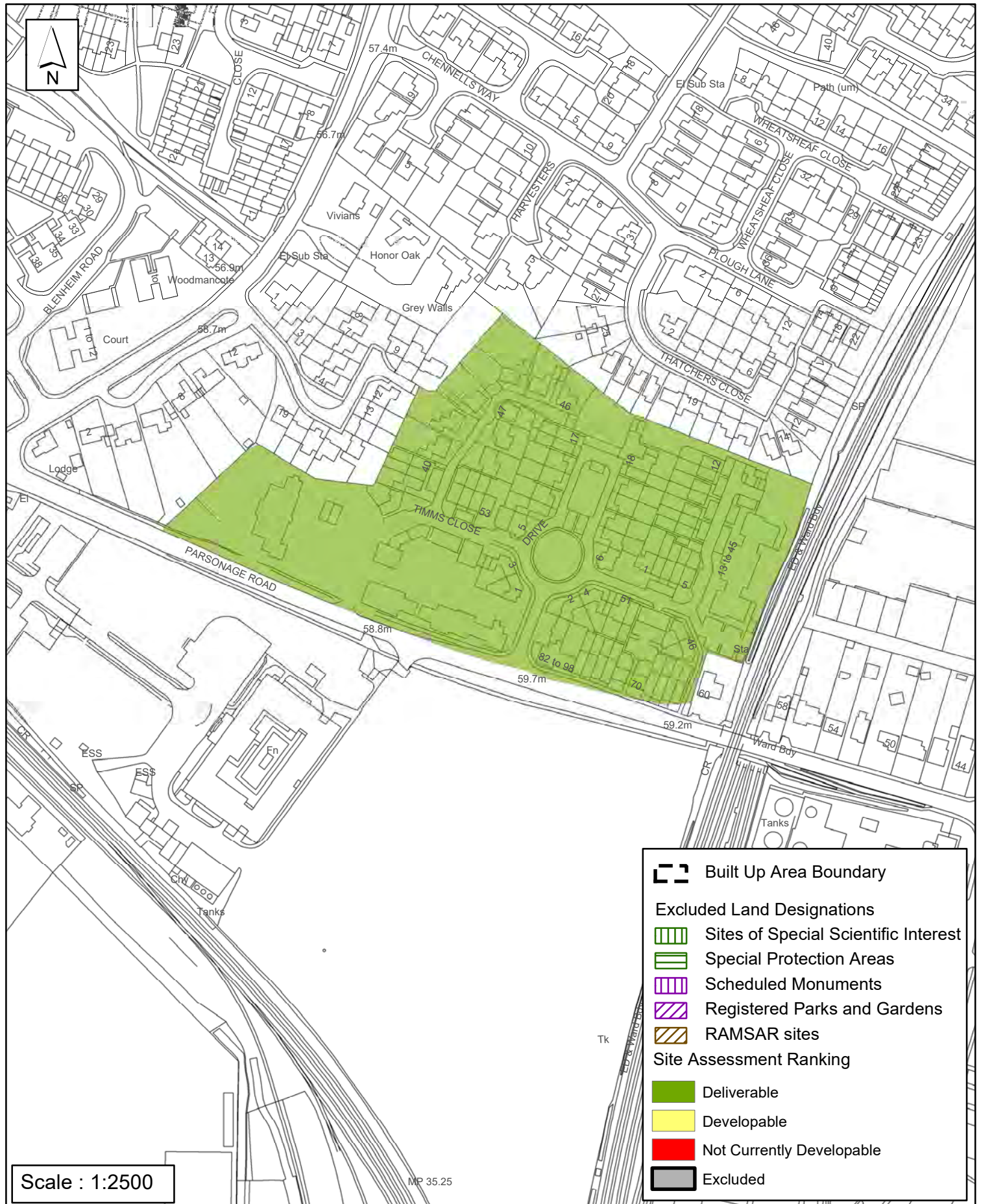
Justification

The site has planning permission for 160 dwellings via planning application DC/14/1624. Development on this site is well underway. The site is therefore assessed to be 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 - 688: Novartis Pharmaceuticals Site (North), North Horsham



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Parish	North Horsham
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SHLAA Reference	SA145	Site Name	Roffey Sports and Social Club
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Spooners Road, Horsham		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	70	Achievable	<input checked="" type="checkbox"/>

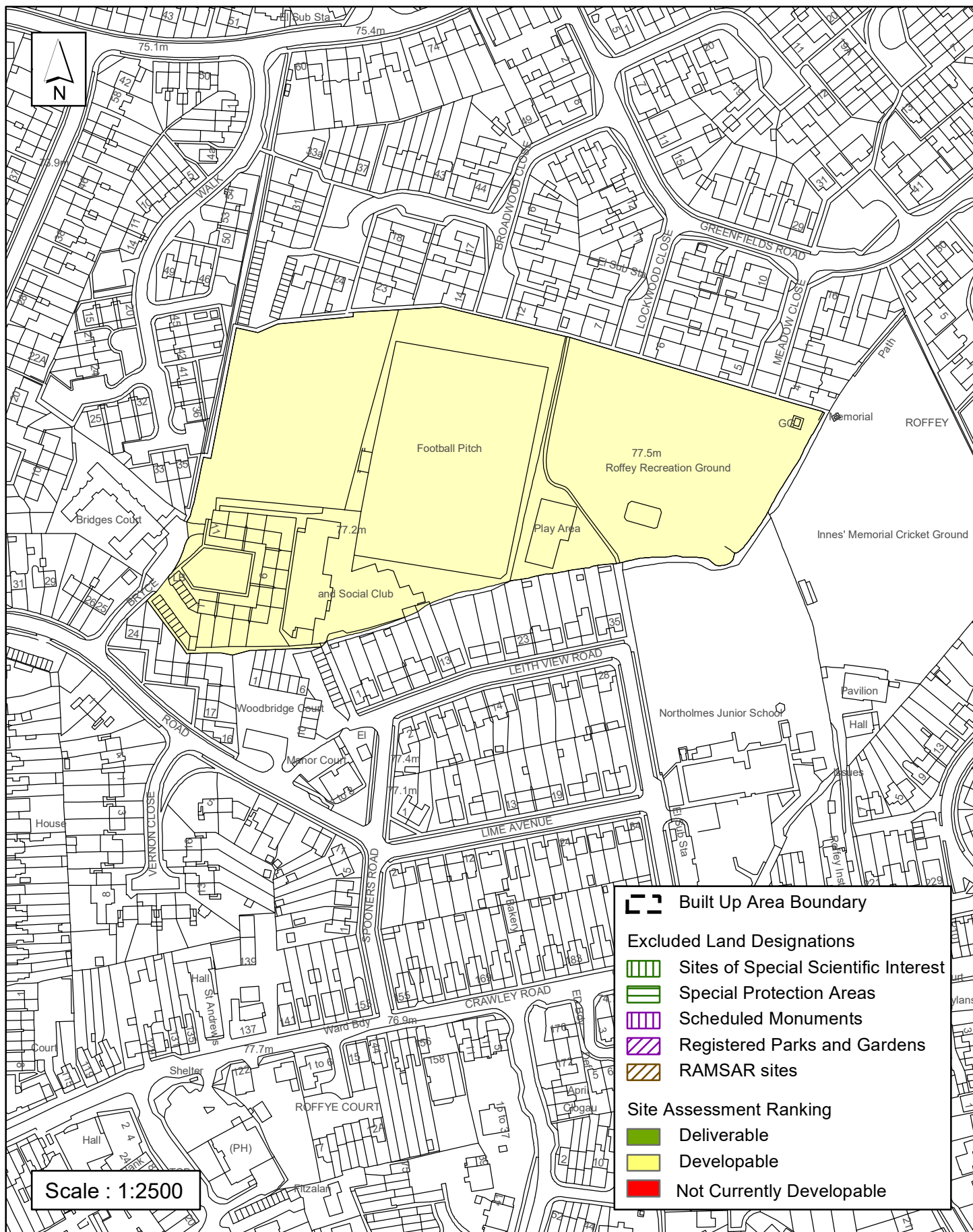
Justification

The site is within the built up area of Horsham Town. It is partly controlled by Horsham District Council. This site is allocated for 70 dwellings in the Site Specific Allocations of Land (2007) (SSAL) Policy AL1 and also Policy AL4 which requires residential, recreation and leisure uses. Development is subject to the provision of significantly enhanced leisure facilities which means the site is unlikely to come forward in the short term. The site is therefore assessed as developable in 6-10 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 145 : Roffey Sports and Social Club, Spooners Road, Horsham



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Parish	North Horsham
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SHLAA Reference	SA285	Site Name	Old Pumping Station
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	133 Rusper Road, Horsham		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.5	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	30	Achievable	<input checked="" type="checkbox"/>

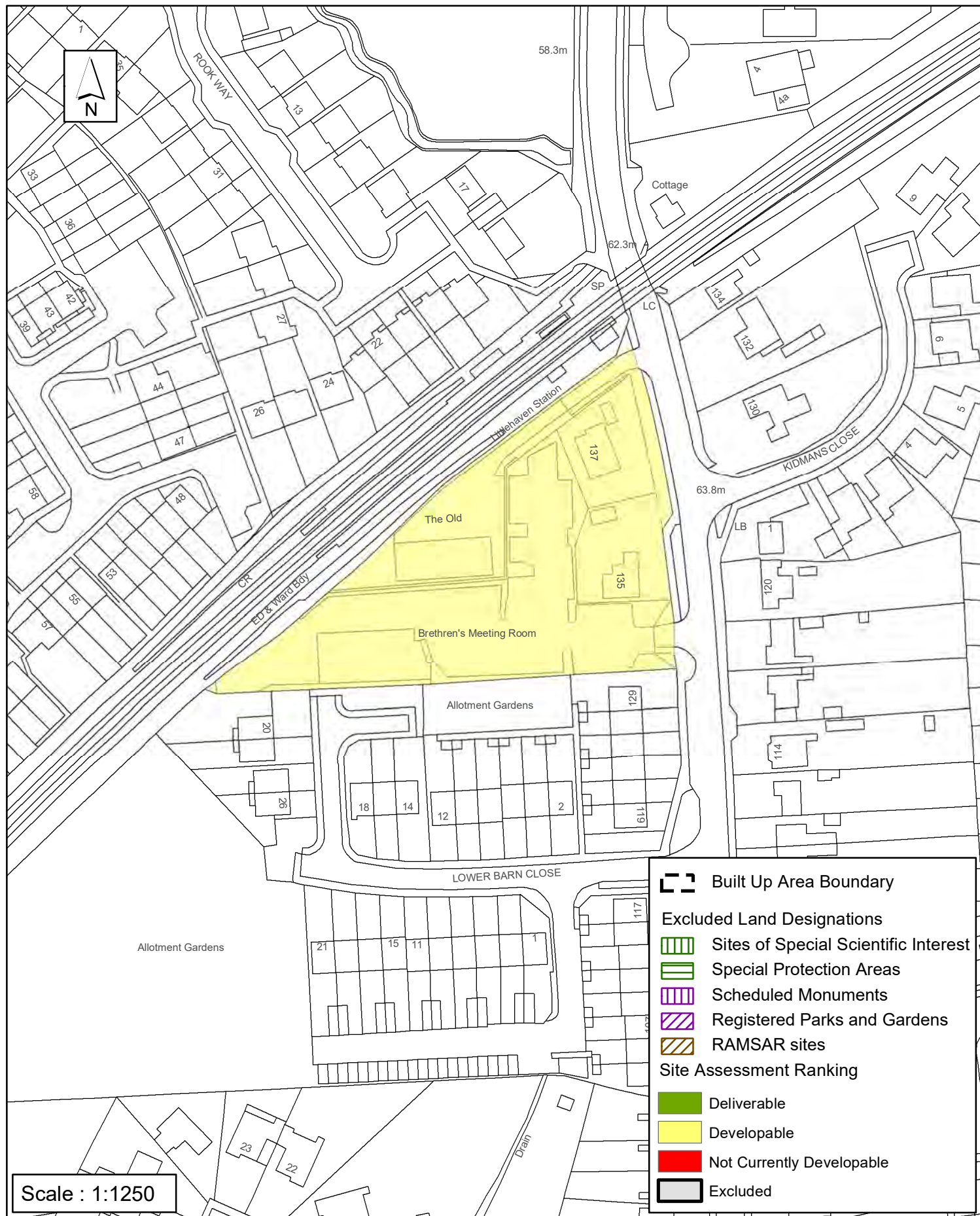
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is within the built up area boundary of Horsham Town meaning the principle of development is acceptable. The potential of the site is estimated at around 30 dwellings. A scheme of this size would likely be delivered in a single phase. Therefore the site is assessed as developable in 6-10 years

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input checked="" type="checkbox"/>	Date
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SA - 285: Old Pumping Station, Rusper Road, Horsham



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Parish	North Horsham
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SHLAA Reference	SA138	Site Name	137 Crawley Road
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	0.17	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	21	Achievable	<input type="checkbox"/>

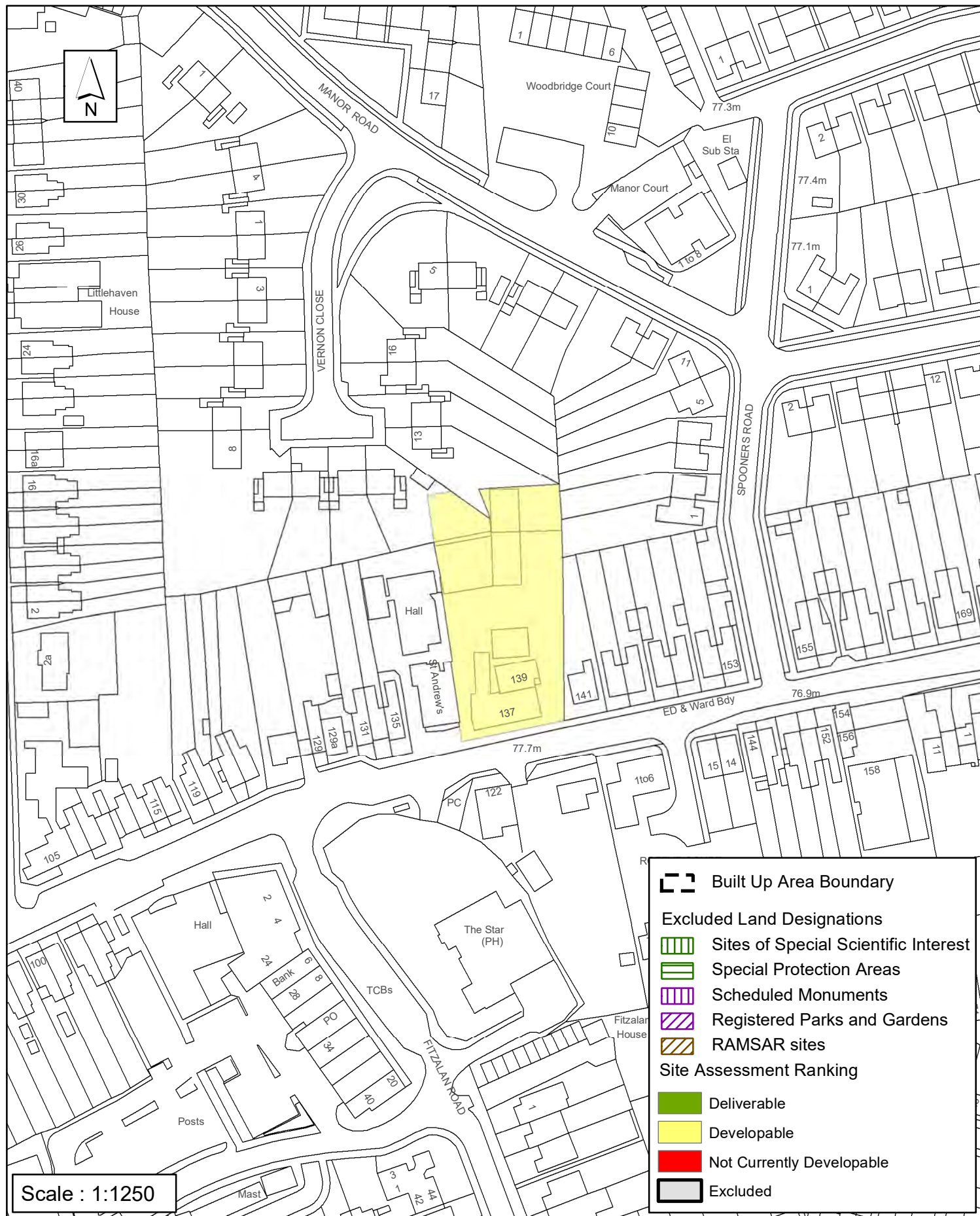
Justification

The site is within the built up area of Horsham Town and is allocated for 21 units in the Site Specific Allocations of Land (2007) (SSAL) Policy AL1, meaning it is considered suitable for development. There is a legal agreement which might affect the availability of the site in the short term. The site is therefore assessed as 11+ years developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 138 : 137 Crawley Road, North Horsham



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Parish	North Horsham
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SHLAA Reference	SA144	Site Name	Parsonage Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Parsonage Road, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	4.5	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	127	Achievable	<input type="checkbox"/>

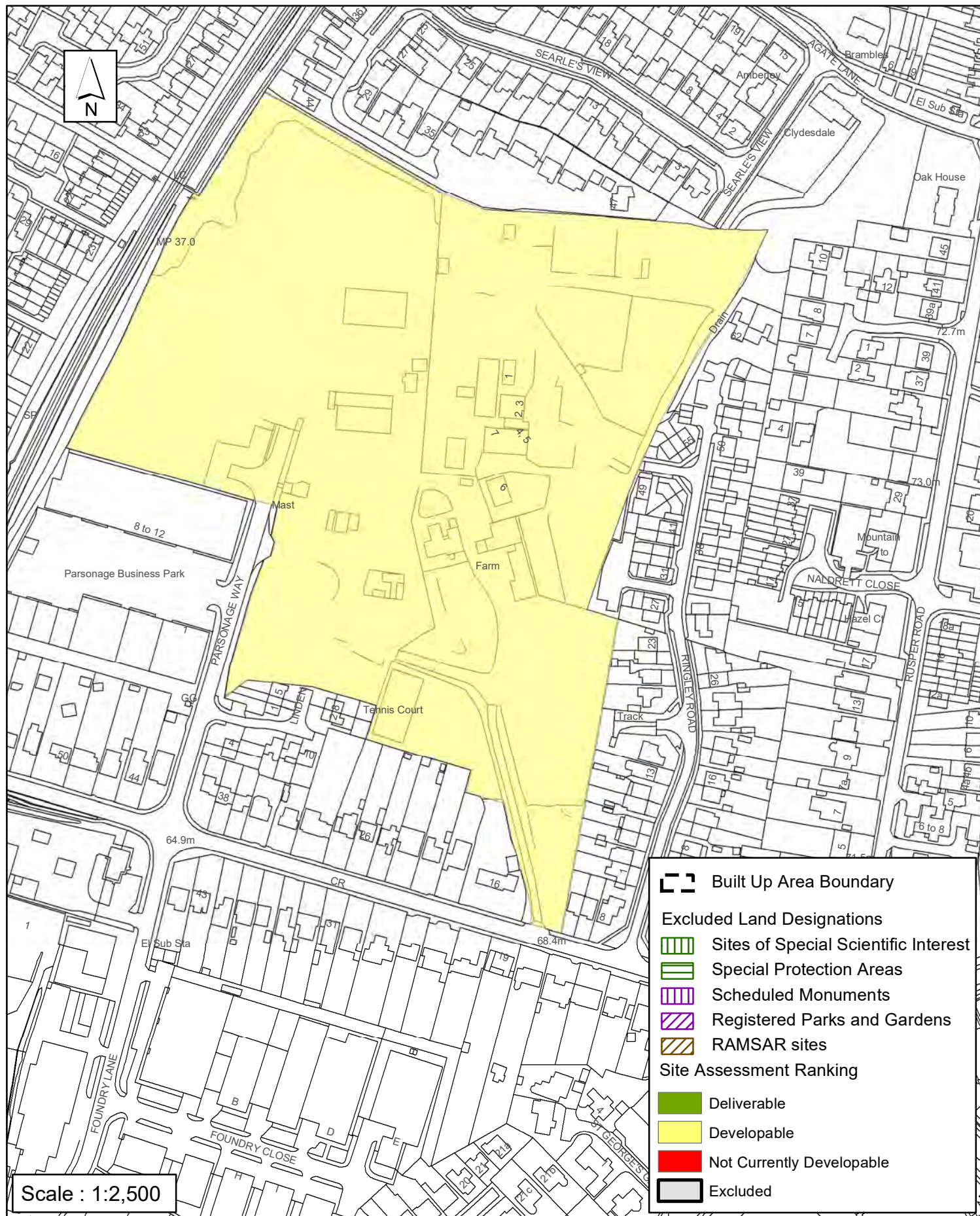
Justification

The site is within the built up area of Horsham Town and is allocated for 160 dwellings in the Site Specific Allocations of Land (2007) (SSAL) Policy AL1, meaning the principle of development is acceptable. Part of the site obtained permission for 33 dwellings (DC/13/1890) which is now complete but was assessed separately under SA596. The owners have indicated that they wish the site to remain as an existing family home and employment site, which limits the ability of this site to come forward in the short term. As a result the site is assessed as developable 11+ years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 144 : Parsonage Farm, Parsonage Road, North Horsham



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Parish**North Horsham**

SHLAA Reference SA530 **Site Name** The Rising Sun

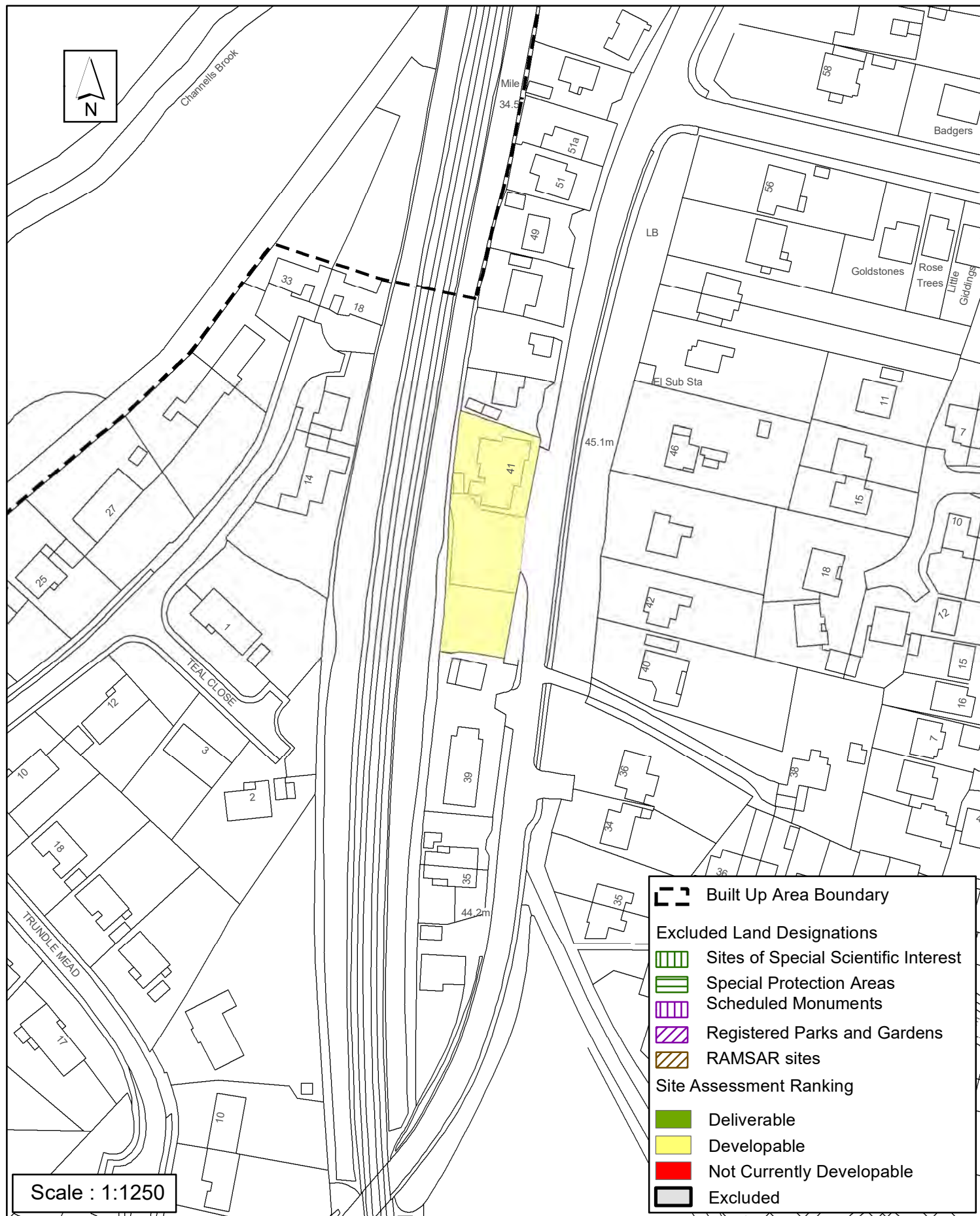
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	The Rising Sun PH, Pondtail Road, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	0.11	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	6	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located within the built-up area boundary of Horsham and therefore the principle of residential development in this location is acceptable. The site itself is relatively unconstrained. On this basis and recognising that the SHELAA is a high level assessment, the site is assessed as developable in 11+ years for 6 units taking into account its location within the BUAB. A scheme of this size would likely be delivered in a single phase.

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

SA - 530 : The Rising Sun, North Horsham



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Parish**North Horsham**

SHLAA Reference SA604 **Site Name** Land at Holbrook School Lane, Horsham

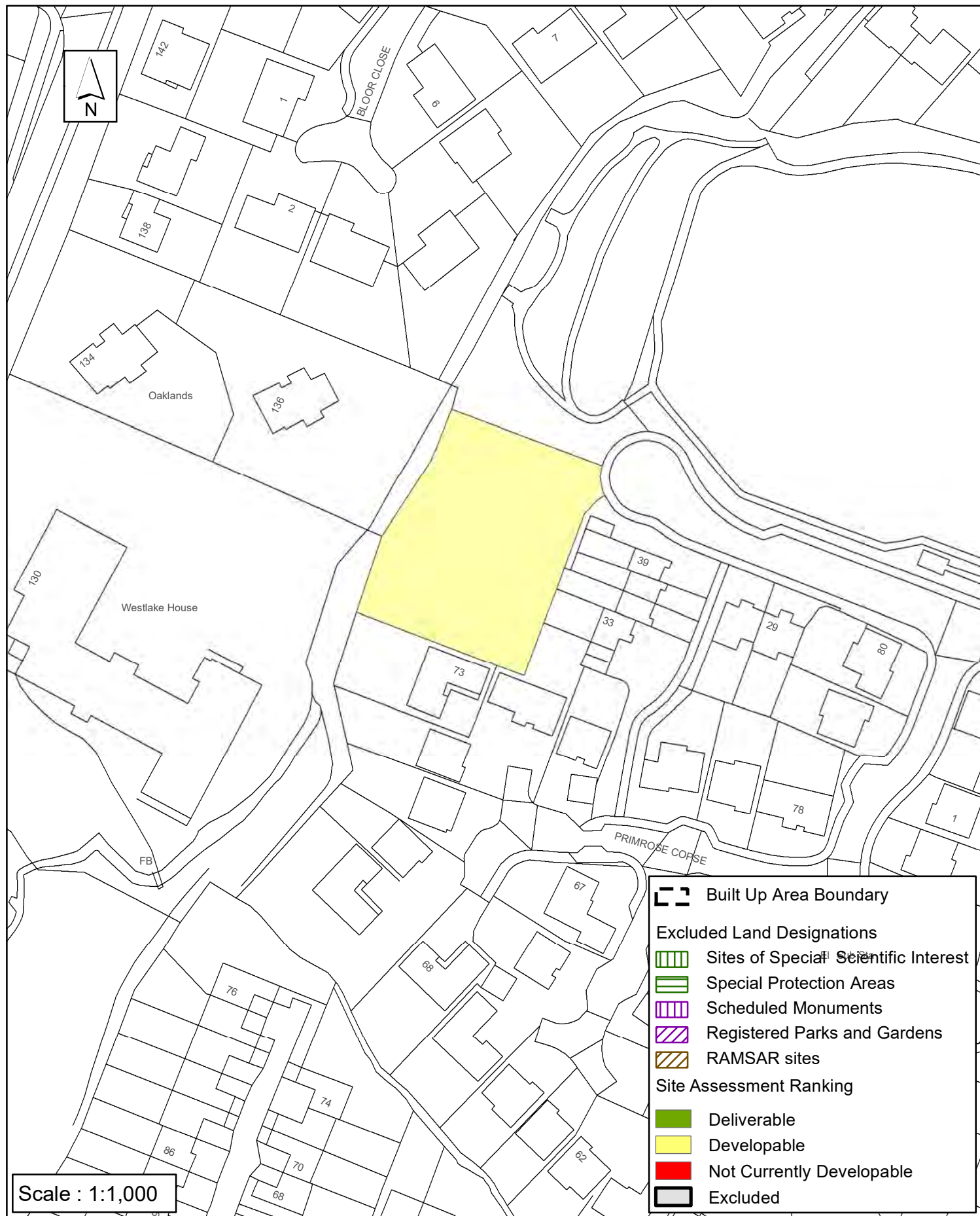
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Holbrook School Lane, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	0.16	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	5	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located within the built up area boundary of Horsham, which is classified as a Main Town in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a large range of employment, services and facilities and leisure opportunities. The site is relatively unconstrained and is a grassed area which appears to be in use as an area of open space/playing fields. The site is located within Horsham BUAB and the principle of residential development is considered to be acceptable. The site is therefore assessed as 11+ developable for 5 units taking into account the site's location and size.

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

SA-604 : Land at Holbrook School Lane, North Horsham



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