

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Chris Lyons : Director of Planning, Economic Development & Property

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Strategic Housing Land Availability Assessment 2016
Washington Parish

Reference No : Consultation Draft

Date : 19/11/2015

Scale : 1:12,000 at A2

Drawing No :

Drawn :

Checked :

Revisions : 29/06/2016

Washington Parish

Washington Parish

The following sites have been considered as part of the June 2016 SHELAA Assessment for Washington 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 Washington Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA003	Washington Workshops	RMC Engineering Services Ltd Workshops Storrington Road	Green (1-5 Years Deliverable)	42
SA519	Land at Old London Road (The Vineyard)		Yellow(6-10 Years Developable)	14
SA333	Land at Heath Barn	High Croft, Hampers Lane, Storrington	Yellow (11+ Years Developable)	8
SA551	Land off Old London Road (Lucking's Yard)	Washington	Yellow (11+ Years Developable)	20
SA318	Land Adjacent to Spring Gardens	Washington	Not Currently Developable	0
SA417	Old Clayton Kennels and Cattery and West Clayton	Storrington Road, Washington	Not Currently Developable	0
SA457	Land at High Chaparral	Land at High Chaparral, London Road, Washington, West Sussex,	Not Currently Developable	0
SA540	The Hut	Hampers Lane	Not Currently Developable	0
SA614	Rock Common, East of the Hollow	Washington	Not Currently Developable	0
SA615	Rock Common, South of the Hollow	Washington	Not Currently Developable	0
SA619	Cadrona	Hampers Lane, Storrington	Not Currently Developable	0

Sites submitted to the SHELAA for Washington Parish but excluded from further assessment:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA044	The Yard	The Yard, The Street, Washington	Potential Yield falls below SHELAA threshold
SA157	Castle Farm Estate	The Hollow, Washington	The site has been considered for commercial use and is therefore excluded from the residential assessment

Parish	Washington
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SHLAA Reference	SA003	Site Name	Washington Workshops (RMC)		
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Storrington Road, Washington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	10.5	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	42	Achievable	<input checked="" type="checkbox"/>
				Viable	<input type="checkbox"/>

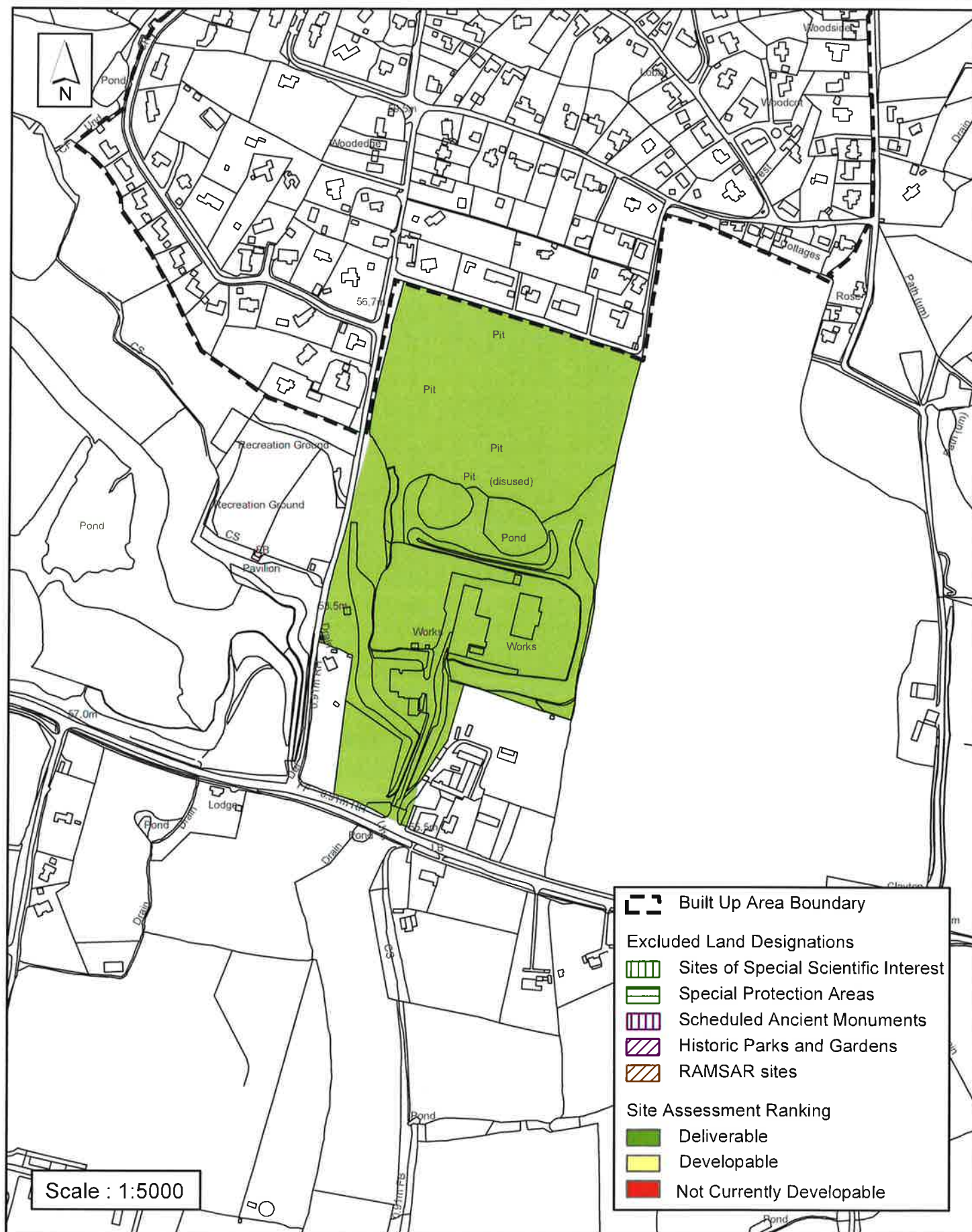
Justification

The site was proposed by the Council during the preparation of the SSAL, but was not included in the final adopted document. Permission for 78 dwellings has now been granted DC/10/1457. Development on this site is well underway

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 003 : Washington Workshops



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Parish**Washington**

SHLAA Reference SA519 **Site Name** Land at Old London Road (The Vineyard)

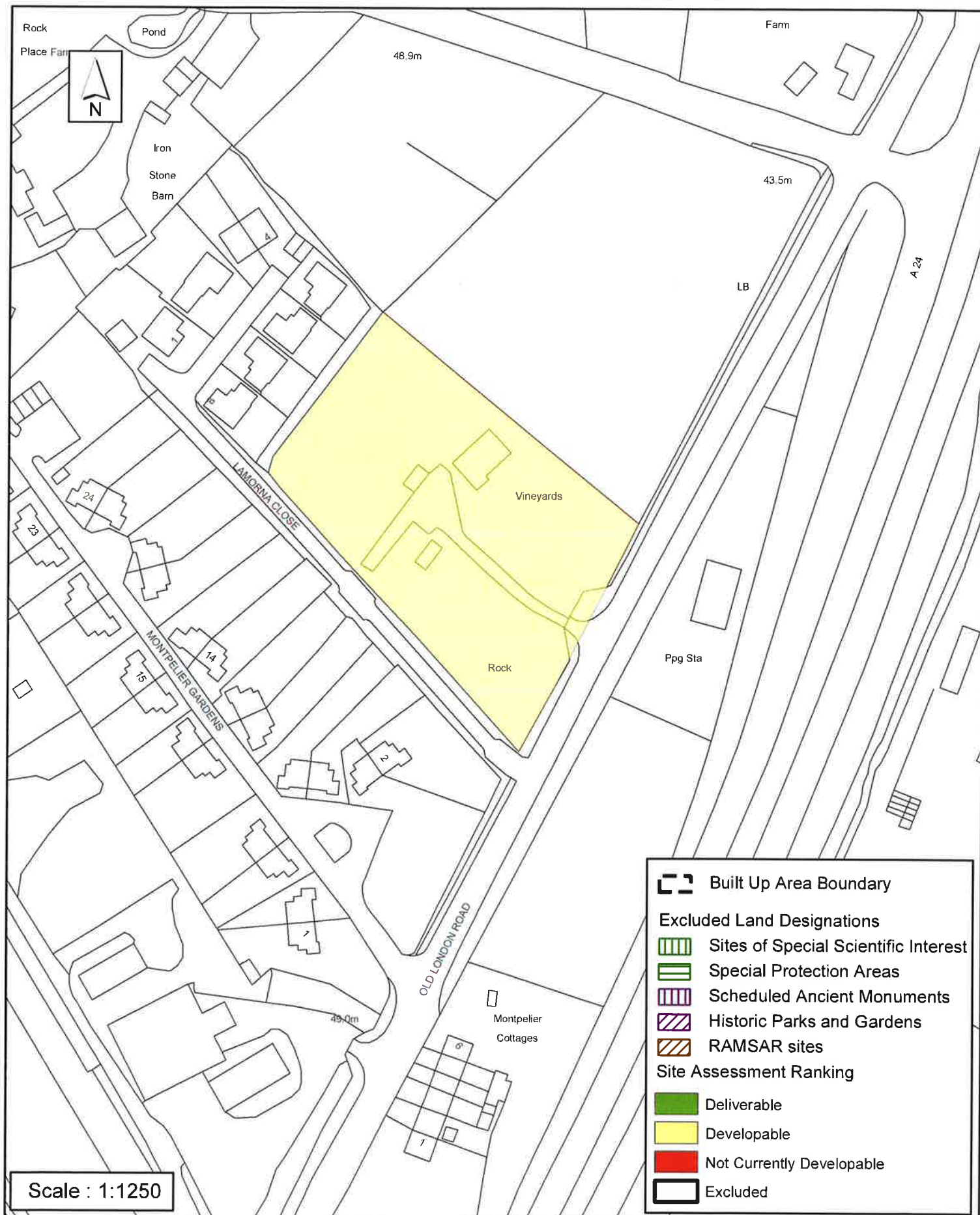
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Old London Road		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)		Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL		Available	<input checked="" type="checkbox"/>
		Site Total	14	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

The site is currently vacant and there appear to be no physical constraints which would impede development coming forward. As such the site is considered developable 6-10 years. A scheme of this size would likely be delivered in a single phase.

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

SA-519: Land at Old London Road (The Vineyard), Washington



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Parish	Washington
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SHLAA Reference	SA333	Site Name	Land at Heath Barn
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Hampers Lane, Heath Common, Washington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	2.4	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	8	Achievable	<input checked="" type="checkbox"/>
				Viable	<input checked="" type="checkbox"/>

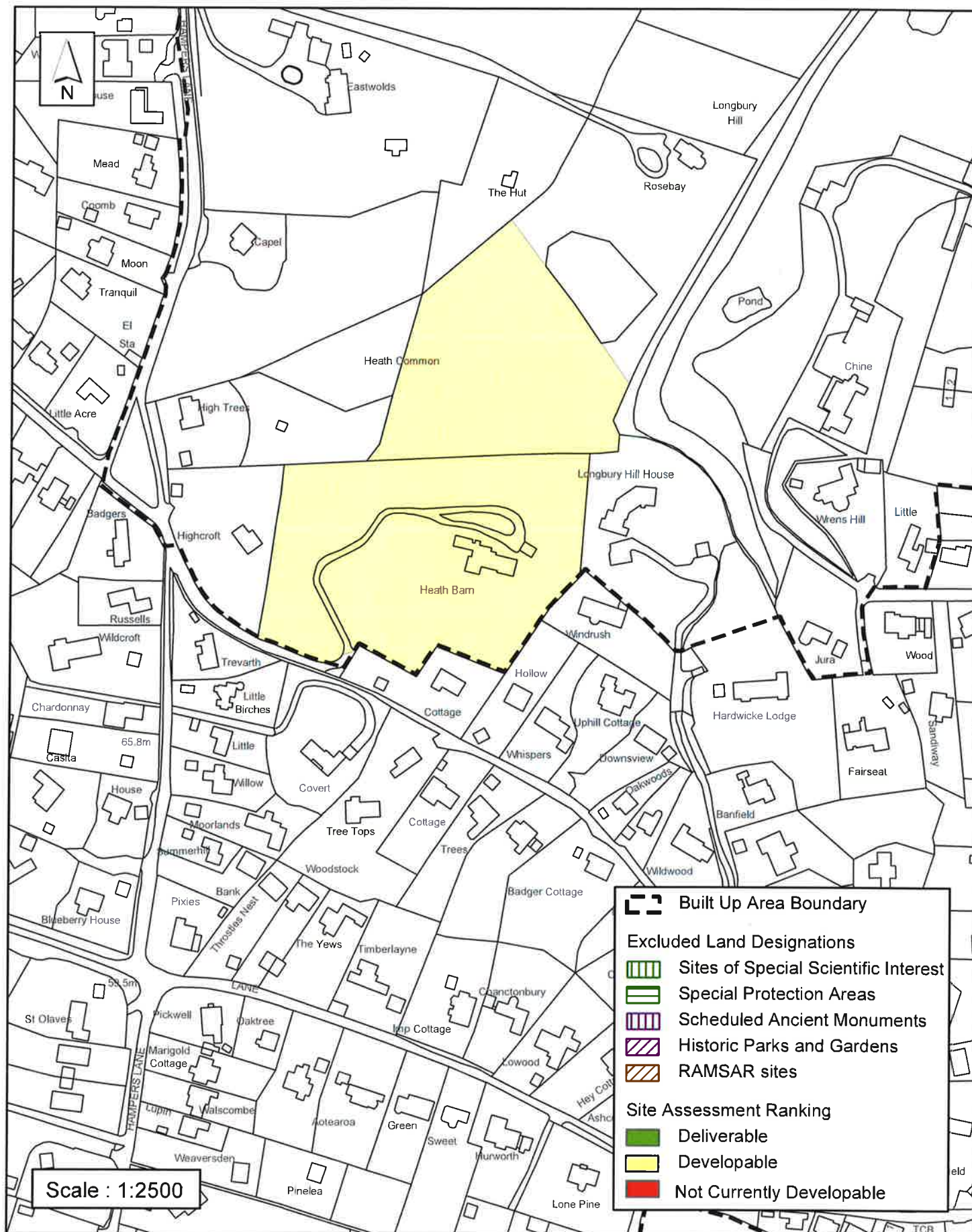
Justification

The site is constrained by access. The only access to the existing property is via a steep narrow country lane which is unlikely to be suitable for multiple vehicle use. The site itself would then need to be accessed through the existing High Croft property. It is considered that low density development may be achievable in 11+ years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 333: High Croft, Hampers Lane, Heath Common



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Parish	Washington
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SHLAA Reference	SA551	Site Name	Land off Old London Road (Lucking's Yard)
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Old London Road		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	1.37	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL		Available	<input checked="" type="checkbox"/>
		Site Total	20	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

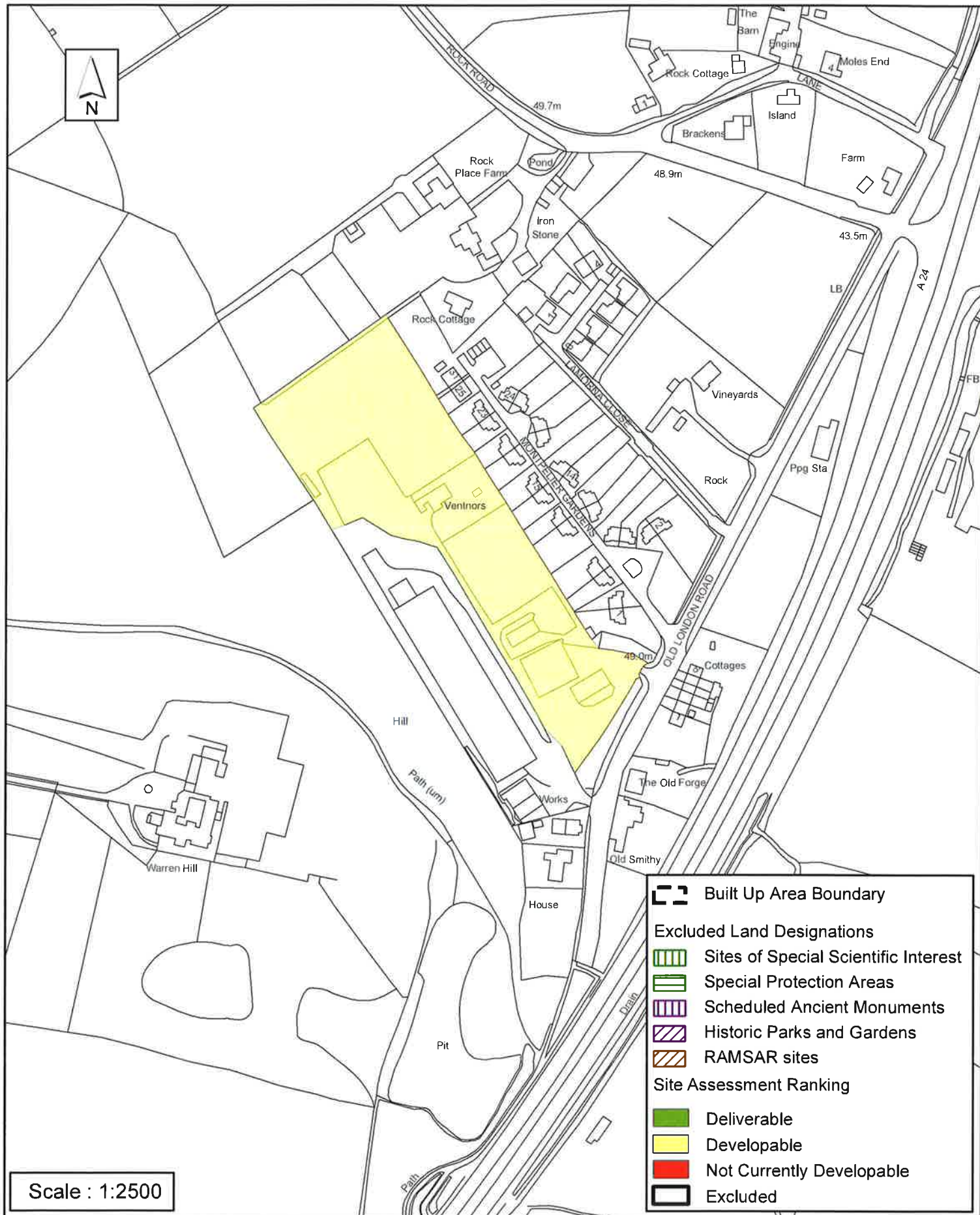
Justification

The site is currently used for employment purposes meaning the businesses would need to be relocated before development commenced. As such the site is considered 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-551 : Land off Old London Road (Luckings Yard), Washington



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Parish	Washington
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SHLAA Reference	SA318	Site Name	Land Adjacent to Spring Gardens
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Washington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.34	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"/>
				Viable	<input type="checkbox"/>

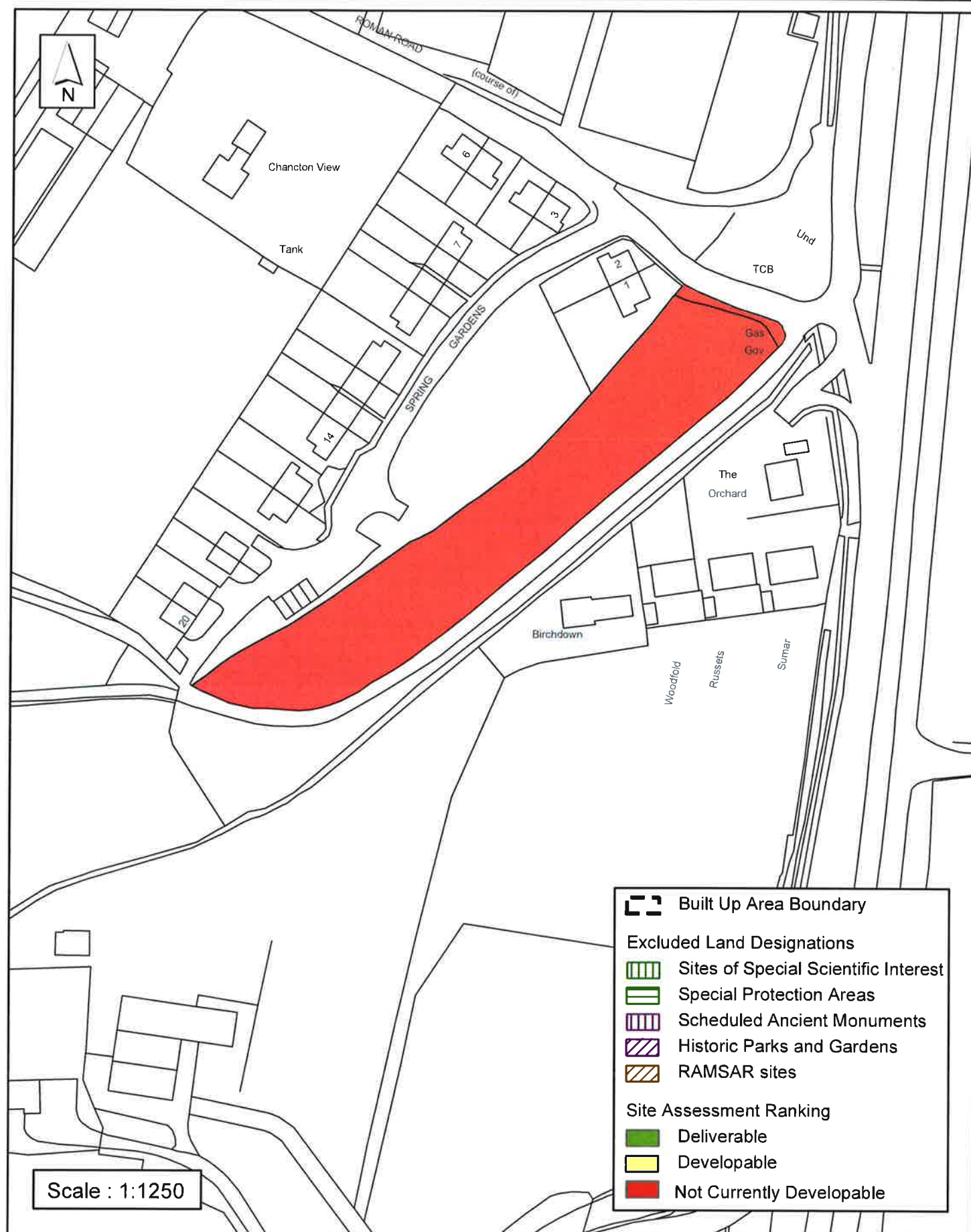
Justification

The site is located in an isolated rural location and unrelated to the Built Up Area and is therefore defined 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 - 318: Land adjacent to Spring Gardens, Washington



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Parish**Washington**

SHLAA Reference SA417 **Site Name** Old Clayton Kennels & Cattery & West Clayton

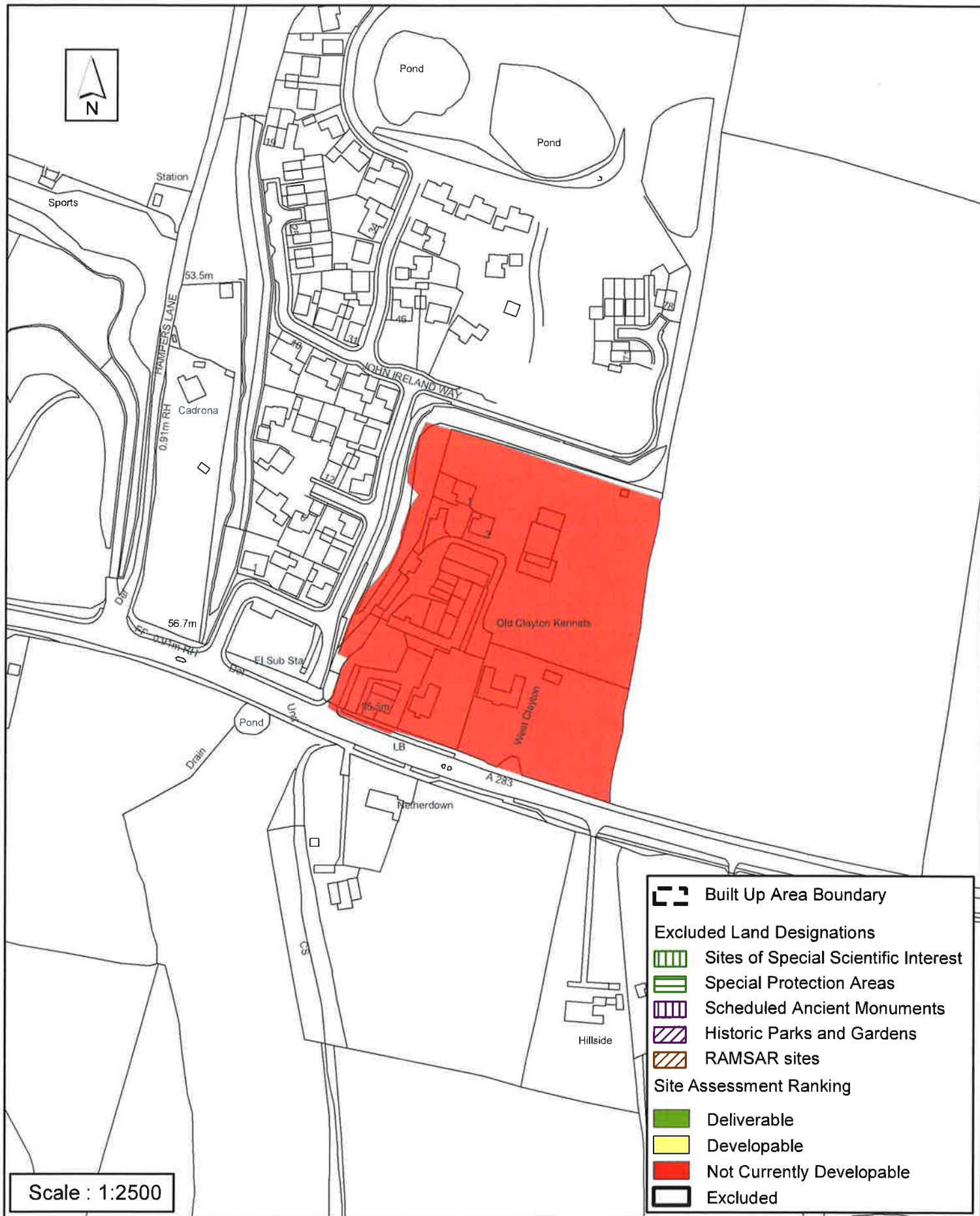
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Storrington Road, Washington, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.95	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

The site is in single ownership and the land owner has expressed an intention to develop meaning the site is available. The site is relatively flat and unconstrained meaning development could be feasible, however there is a Grade II listed building on the site and development could result in harm to the open rural landscape and setting of the South Downs National Park. The site is also in a countryside location not contiguous with a settlement boundary and away from services and facilities. An application for 41 residential dwellings (DC/14/0921) was refused in July 2015 on these grounds and is currently subject to an appeal. Development of the site would also result in the loss of economic development which is inconsistent with Policy. On this basis and the additional detail provided in the reasons for refusal for application DC/14/0921, the site is considered Not Currently Developable. The site is also not identified in the emerging Storrington, Sullington and Washington Neighbourhood Development Plan.

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

SA417 : Old Clayton Boarding Kennels, Storrington



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Chris Lyons : Director of Planning, Economic Development & Property

Parish	Washington
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SHLAA Reference	SA457	Site Name	Land at High Chaparral
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at High Chaparral, London Road, Washington, West Sussex	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.3	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"/>
				Viable <input type="checkbox"/>

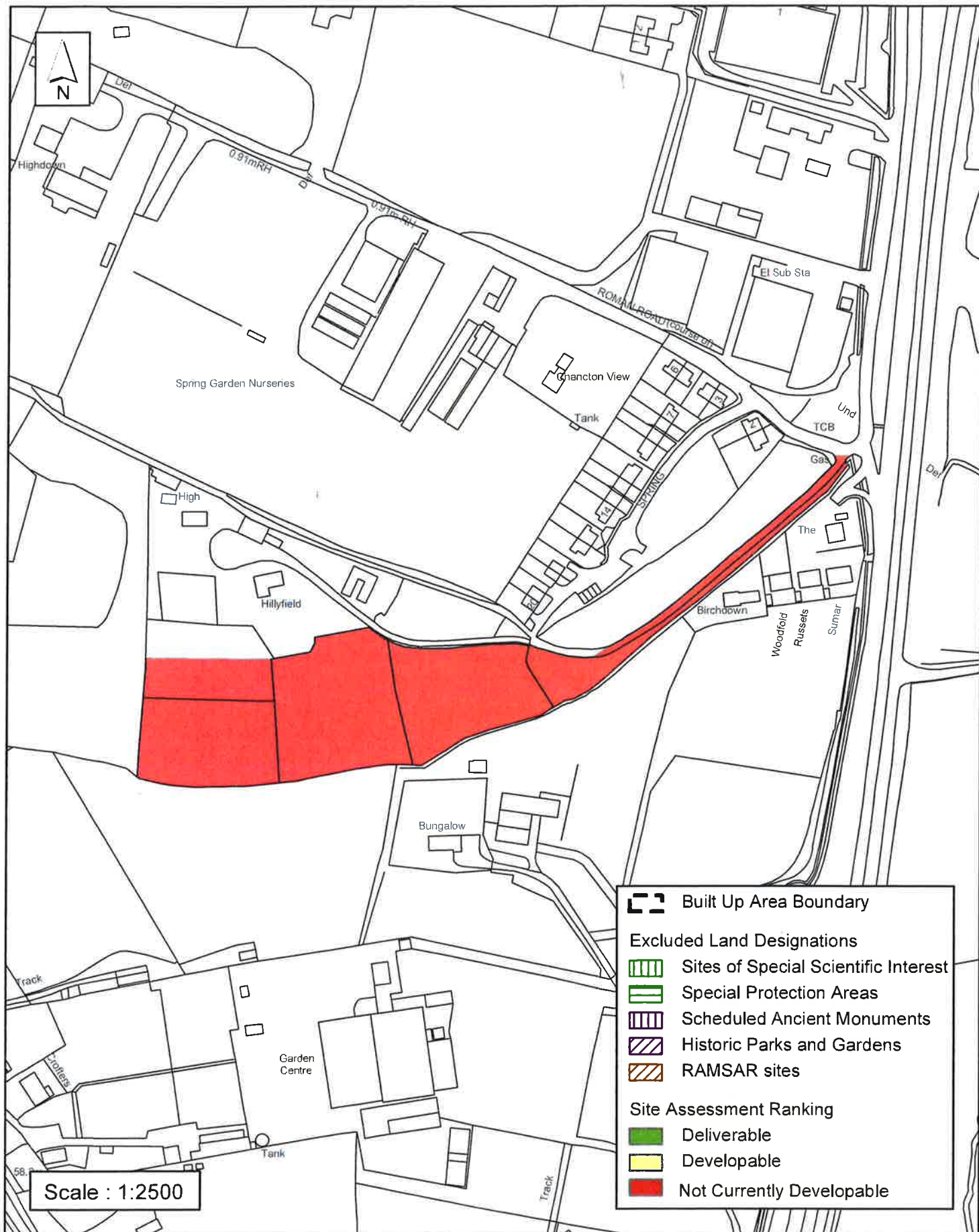
Justification

The site is unrelated to any built up area boundary. Development would consolidate an undesirable element of sporadic development in a rural location and unsustainable form of isolated housing development. Therefore it has been 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 - 457 : Land at High Chaparral, Washington



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Parish	Washington
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SHLAA Reference	SA540	Site Name	The Hut
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	The Hut, Hampers Lane, Storrington, Pulborough, Sussex.	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.02	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"/>
				Viable <input type="checkbox"/>

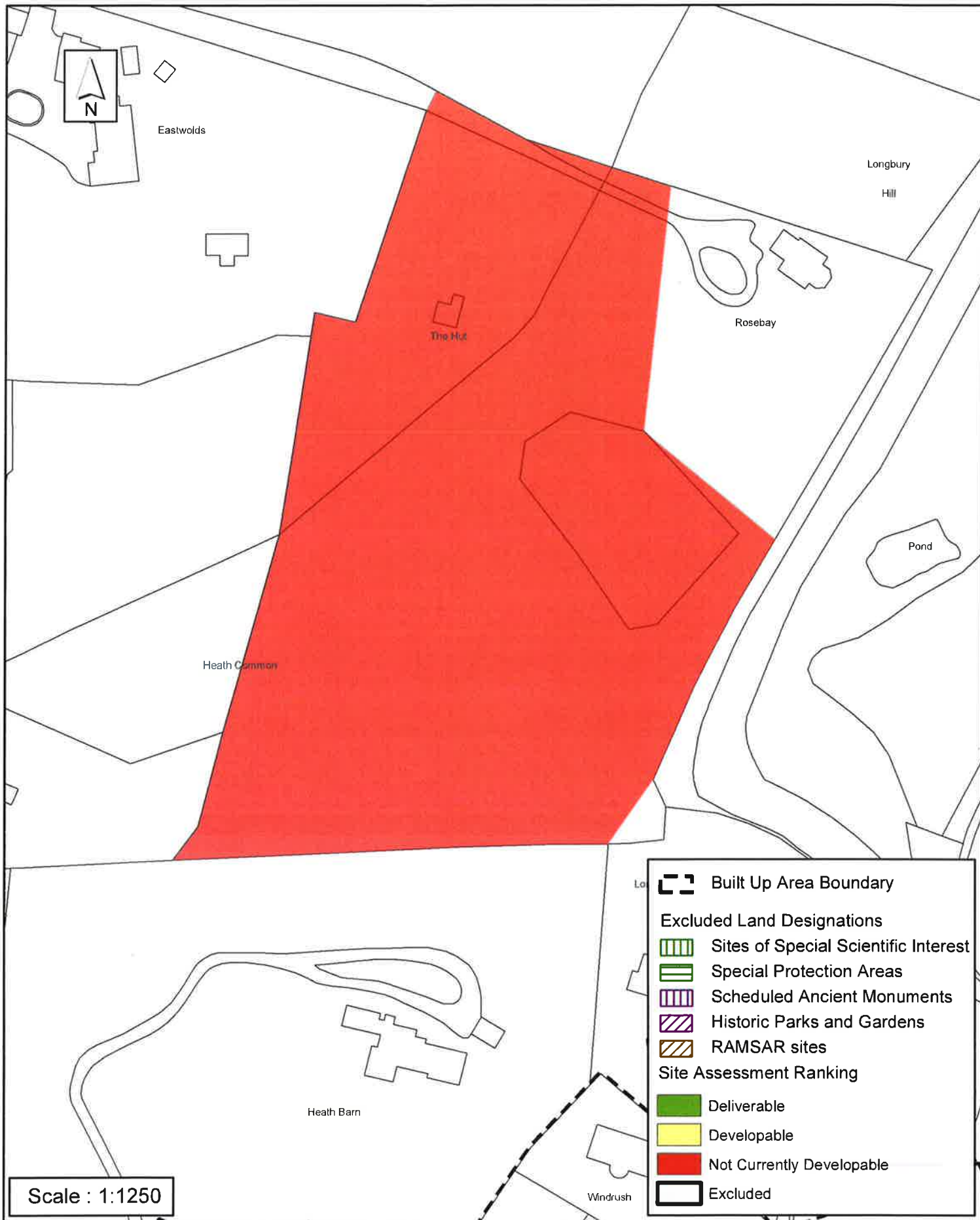
Justification

The landowner has expressed an interest to develop the site, meaning the site is available. However the site is in a rural location, not contiguous with the settlement edge. Access to the site would also be via a narrow country lane. The site has not been identified in the emerging Storrington, Sullington and Washington Neighbourhood Development Plan. The site is considered 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-540: The Hut, Hampers Lane, Washington



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Parish	Washington
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SHLAA Reference	SA614	Site Name	Rock Common, East of the Hollow
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Rock Common, East of The Hollow, Washington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	5.84	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"/>
				Viable	<input type="checkbox"/>

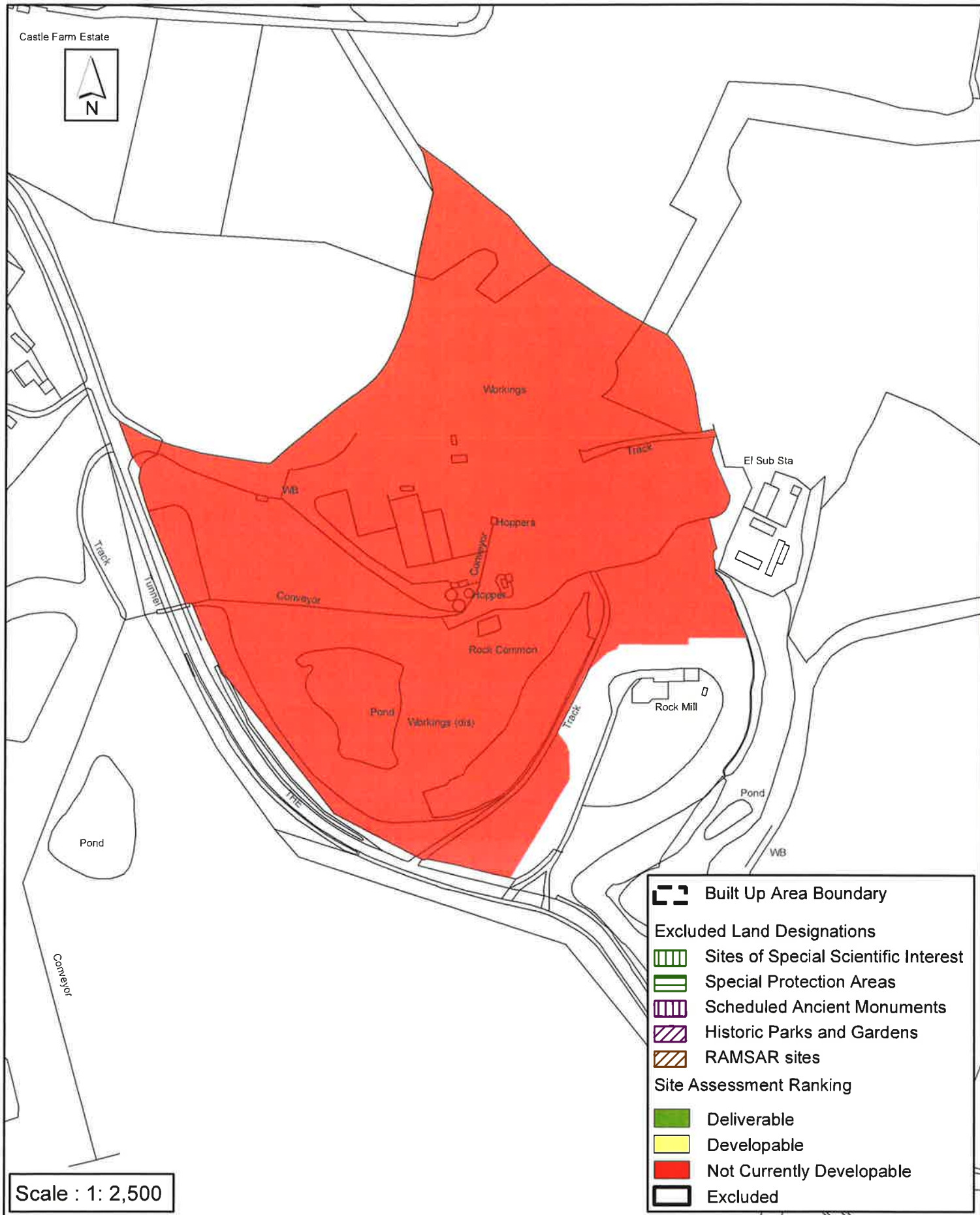
Justification

The site is currently an operational quarry in a rural location unrelated to a settlement edge. As such the site is considered Not Currently Developable, however will also be considered in the Economic Land Assessment.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-614 : Rock Common East of The Hollow, Washington



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Parish	Washington
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SHLAA Reference	SA615	Site Name	Rock Common, South of the Hollow
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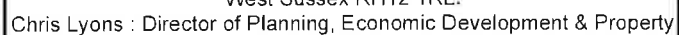
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Rock Common, South of The Hollow,
Years 6-10 Developable	<input type="checkbox"/>		Washington
Years 11+	<input type="checkbox"/>	Site Area (ha)	31.09
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL
		Site Total	0
		Suitable	<input type="checkbox"/>
		Available	<input type="checkbox"/>
		Achievable	<input type="checkbox"/>
		Viable	<input type="checkbox"/>

Justification

The site is currently an operational quarry in a rural location unrelated to a settlement edge. There are significant landform challenges with the site south of the Highway (The Hollow) where the topography ranges from 75m AOD to 10m AOD (at the base of the quarry) which would require remediation and could impact the viability of the site, As such the site is considered Not Currently Developable, however will also be considered in the Economic Land Assessment.

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

SHLAA Reference SA619 **Site Name** Cadrona, Hampers Lane

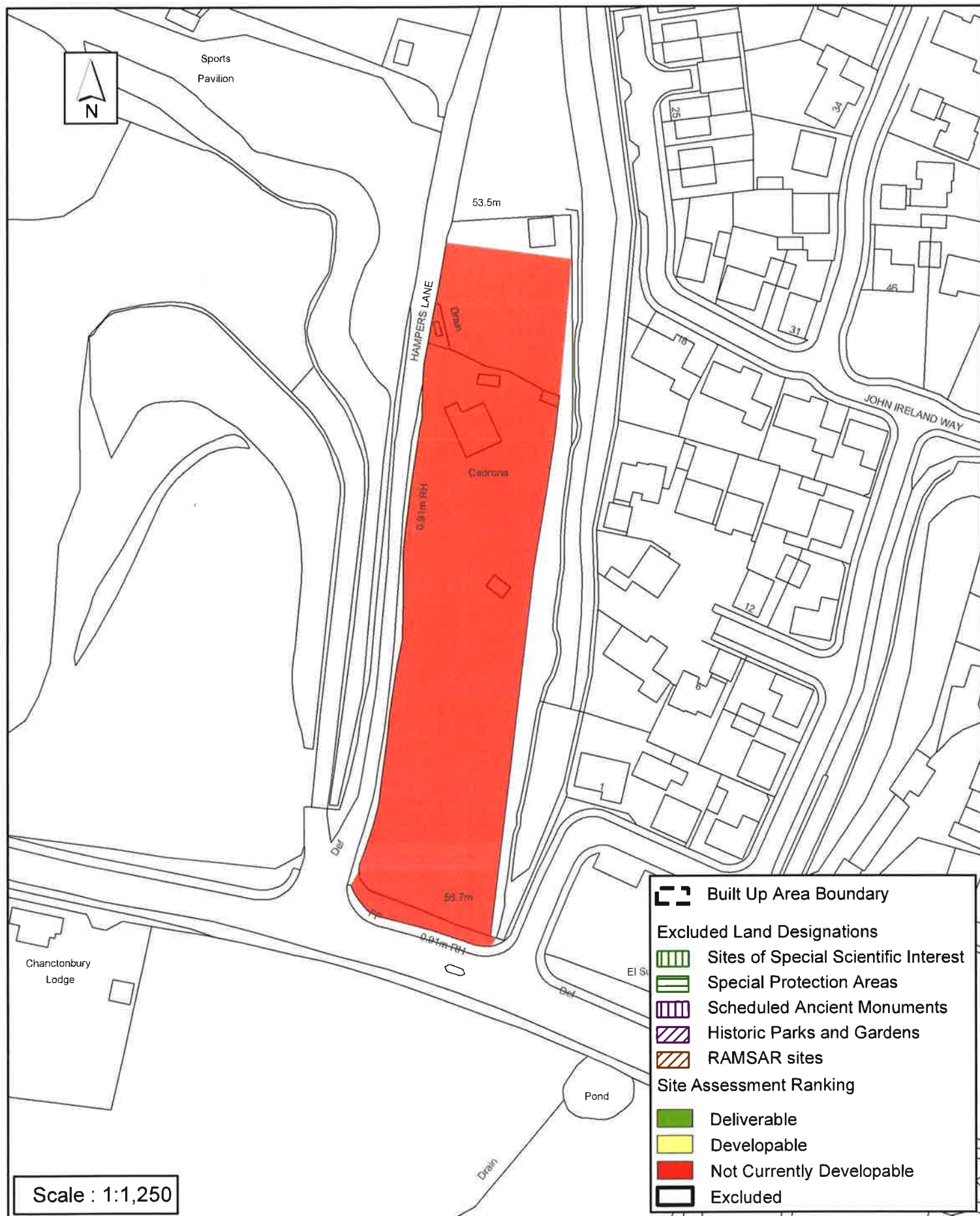
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Cadrona, Hampers Lane, Storrington , West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.512	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

The site is in single ownership and the land owner has expressed an intention to develop meaning the site is available. However the site is in a countryside location not contiguous with a settlement boundary and away from any services and facilities. As such the site is considered unsustainable and classified as Not Currently Developable.

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

SA - 619 : Cadrona, Hampers Lane, Washington



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Parish	Washington
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SHLAA Reference	SA044	Site Name	The Yard
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	The Yard, The Street, Washington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.11	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
Lapsed PP	<input type="checkbox"/>	Date	

SA - 044 : The Yard, The Street, Washington



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Parish	Washington
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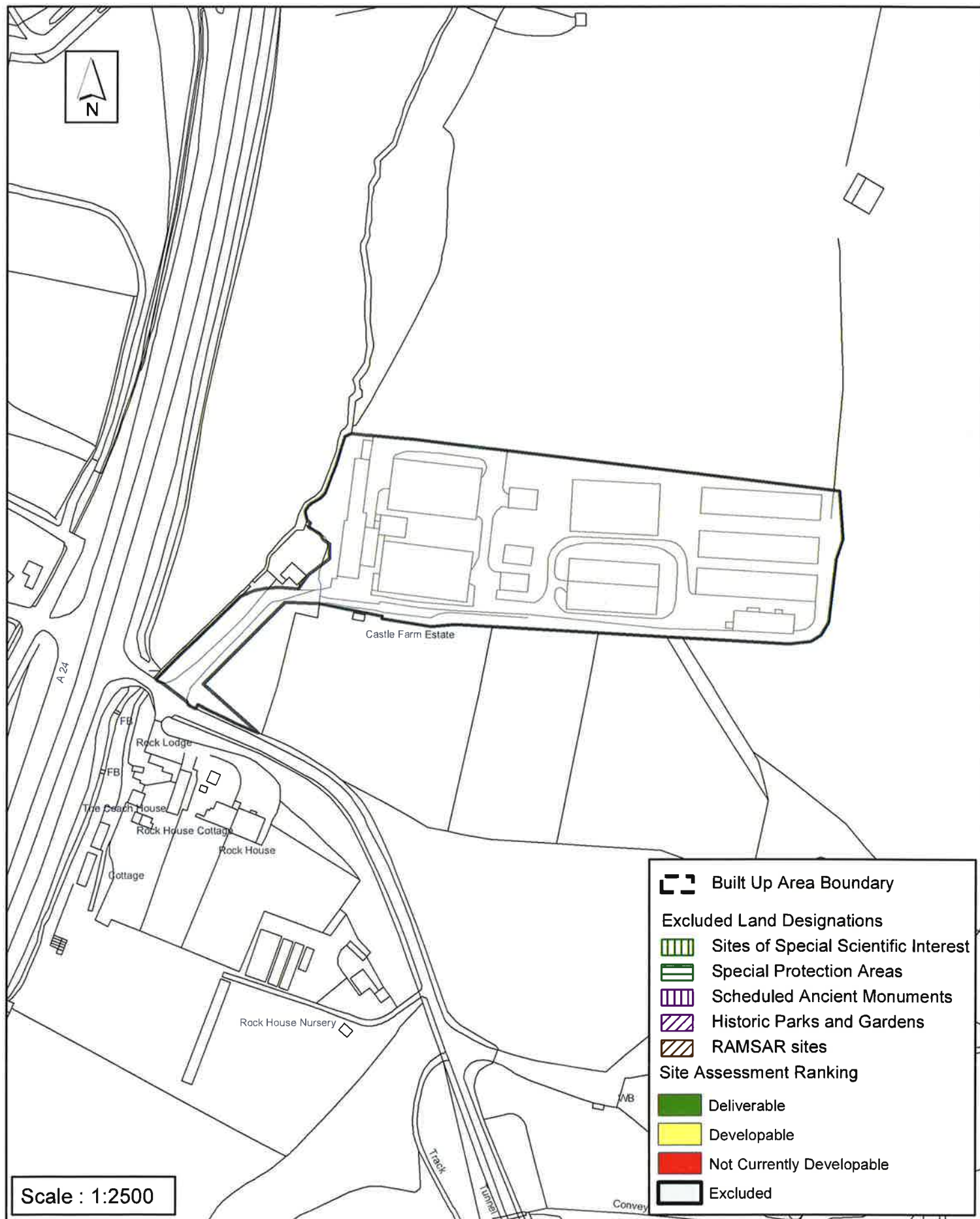
SHLAA Reference	SA157	Site Name	Castle Farm Estate
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	The Hollow, Washington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.4	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Both	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	The site has been considered for commercial use and is therefore excluded from the residential assessment
Lapsed PP	<input type="checkbox"/>	Date	

SA - 157: Castle Farm Estate, The Hollow, Washington



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