



# **HORSHAM DISTRICT URBAN HOUSING POTENTIAL**

## **2004 – 2018**

**Background Paper in support of the  
Submission Stage  
Local Development Framework**

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<b>HORSHAM DISTRICT URBAN HOUSING POTENTIAL STUDY 2004 – 2018</b>
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## **1. Introduction**

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- 1.1 This document is one of a series of **Background Documents** published in support of the **Local Development Framework** 'Submission Stage' Core Strategy and Site Specific Allocations of Land Development Plan Documents.
- 1.2 The Urban Housing Potential Study has been produced following the guidance in Planning Policy Guidance Note 3, Housing (PPG3) which states that '*... in order to establish how much additional housing can be accommodated within urban areas and therefore how much greenfield land may be needed for development, all local planning authorities should undertake urban housing capacity studies*' (para 24).
- 1.3 It also incorporates guidance from the DETR publication, *Tapping the Potential – Assessing Urban Housing Capacity: towards better practice*; the House Builders Federation, *Realising Capacity – Urban Potential Good Practice Guidance*; and the SEERA / GOSE report, *Assessing Urban Housing Potential*.
- 1.4 The study has assisted the District Council in establishing the level of residential development likely to be achieved on previously developed land (pdl) in the period to 2018 and the results and sites identified are incorporated into the 'Submission Stage' Core Strategy and Site Specific Allocations of Land Development Plan Documents.
- 1.5 The base date of this study is currently the 31<sup>st</sup> March 2004; however, it will be reviewed and updated as appropriate throughout the plan period.

## 2. Background

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- 2.1 Horsham is an attractive District covering 205 square miles spanning from the Surrey border in the north to the South Downs in the south. Much of the area is rural in nature and there are two Areas of Outstanding Natural Beauty. There are 19 Scheduled Ancient Monuments, 1,700 Listed Buildings and just under 40 Conservation Areas. Horsham Town is a market town and the commercial centre of the District, but there are many other small and attractive villages in predominantly rural areas which offer a variety of services and facilities.
- 2.2 The historic nature of the settlements and their origins mean that there are fewer opportunities for previously-developed land (pdl) redevelopment than may be found in some more urban areas. There has been limited large-scale industry across the District and there are few areas of derelict and vacant land. In recent years there has been significant growth in Horsham and some larger villages. Again there are few opportunities for redevelopment of pdl in these areas of new development. As a result there is a limited source of the more 'traditional' pdl within the District and more commonly pdl redevelopment opportunities are through the intensification of uses.

## 3. Relationship with other policies, policy reviews and guidance

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- 3.1 This study has closely followed the guidance within '**Tapping the Potential**' published by the DETR and '**Realising Capacity**' published by the House Builders Federation.
- 3.2 Much of the guidance in the good practice guide '**Assessing Urban Housing Potential**' published by SEERA & GOSE has also been incorporated into this study. Particularly significant is the use of the term 'potential' rather than 'capacity'. We agree with the guidance that;

*'to suggest that there is a finite capacity for additional housing in an area that is measurable with complete confidence is misleading and does a disservice to the role of proper planning'. (pg.5)*

No matter how comprehensive the survey, sites will continue to come forward for redevelopment from unidentified sources and as a result the finite capacity of a settlement cannot be determined. In addition there are a number of sites that we have been advised may be available for redevelopment but due to the issues involved we are unable to be certain about the capacity and timing of any development.

- 3.3 There is a history of Urban Capacity Studies within West Sussex. In 1996 West Sussex County Council produced a report titled '**Urban Capacity in West Sussex**'. The study assessed the potential for residential development on unidentified sites of up to one hectare in settlements with a population of over 4,000. The results were used to estimate the allowance that needed to be made for unidentified sites coming forward for residential development in urban areas over the period from 1996 to 2011. This study was then re-examined by Chestertons in light of the emerging revised PPG3. They, in particular, sought to adjust the capacity to take into account policy and market consideration.

- 3.4 Both of these studies were taken as the starting point for the **Llewelyn- Davies Horsham District Urban Capacity Study** published in 2001. This study concentrated on the capacity of particular parts of urban areas on a street by street basis. In particular, it examined the potential for the redevelopment of pdl in the town centre, edge of centres and areas of mixed use. It also included 22 settlements whose capacity had not previously been assessed. The study concluded that there was a potential capacity of between 1,433 and 2,622 dwellings of which 1,997 could come forward before 2006. Housing completions data shows that 1,082 homes have been built on pdl in the period to from mid 2001 to 31<sup>st</sup> March 2004 with at least 541 anticipated completions in the period to 31<sup>st</sup> March 2006. This does not include an allowance for unidentified windfalls in the final 2 year period. As can be seen we are well on target to complete near to the estimated 1,997 homes identified by the Llewelyn-Davies study and above the lower estimate of 1,433 homes.
- 3.5 In preparing this revised Urban Housing Potential Study we have aimed to follow, as appropriate, the various good practice guides. The detailed methodology is set out in Section 5, but unlike previous studies we have incorporated some market testing of sites and have consulted with relevant bodies. We have also considered the anticipated timing of developments and have classified 'large sites' as those of 10 or more dwellings and 'small sites' as 9 or less in line with regional studies being undertaken by the South East England Regional Assembly (SEERA).
- 3.6 This study has also been undertaken in the light of emerging planning policies being considered as part of preparing the **Local Development Framework (LDF)**. Of particular relevance is the review of the settlement sustainability hierarchy and resultant built-up area boundary amendments.
- 3.7 The aim of the hierarchy is to assist in determining the most suitable locations and scale of development across the District. In line with other sources of guidance 'Assessing Urban Housing Potential' for example states that the selection of settlements for inclusion in the study should be according to their role rather than simply their size. This can relate to access to facilities and services, such as employment, a primary school, general shop, health facilities, community hall and a reasonable level of public transport. Further information on settlement sustainability can be found in the background paper '**Settlement Sustainability and Greenfield Sites Allocations in the Horsham LDF, August 2005**'.
- 3.8 The built-up area boundaries of the District are being revised as part of the work on the LDF. Following the settlement sustainability work it has been proposed that the boundaries be removed from a number of areas as they are not considered sustainable locations for significant levels of development. This Urban Housing Potential study is based on the proposed revised boundaries so that it makes a realistic assessment of potential and concentrates the majority of development, particularly large scale, in the most sustainable locations. These boundaries may be subject to change and the study will be revised if appropriate.
- 3.9 Following the sustainability assessment of all the towns and villages in the District the following are felt to be suitable locations for varying levels of residential development.

Amberley  
Ashington

Partridge Green  
Pulborough



Barns Green	Rudgwick & Bucks Green
Billingshurst	Rusper
Broadbridge Heath	Slinfold
Christs Hospital	Small Dole
Codmore Hill	Southwater
Coldwaltham	Steyning / Bramber / Upper Beeding
Cowfold	Storrington / Sullington
Faygate	Thakeham: The Street & High Bar Lane
Henfield	Warnham
Horsham	Washington
Lower Beeding	West Chiltington Common
Mannings Heath	West Chiltington Village

#### 4. A Partnership Approach to Assessing Housing Potential

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- 4.1 *'In assessing the capacity of their areas, local planning authorities should seek to develop a partnership with other participants in the development process in order to pool knowledge, skill and experience. The search for sites and assessments of their capacity will benefit from the detailed knowledge this can generate. Working in partnership, whether with landowners, housing developers or their representative bodies, can also help reduce disputes about the overall outcome of the capacity process and the assumptions used.'*

(Tapping the Potential, pg 7)

- 4.2 As a result of this guidance Horsham District Council has worked with the Home Builders Federation (HBF) and local planning agents on this study. In particular advice was sought on;

- the methodology of the site assessment process;
- trend based analysis;
- site specific issues of deliverability; and,
- capacity / design.

- 4.3 The methodology was agreed between the parties at an early stage and there were discussions were held on the detailed site specific work. As a result a number of the identified sites were felt to have limited potential for development or, due to constraints resulting in a reduction of the developable area, were reclassified as 'small sites'. These were removed from the site specific aspect of the study.

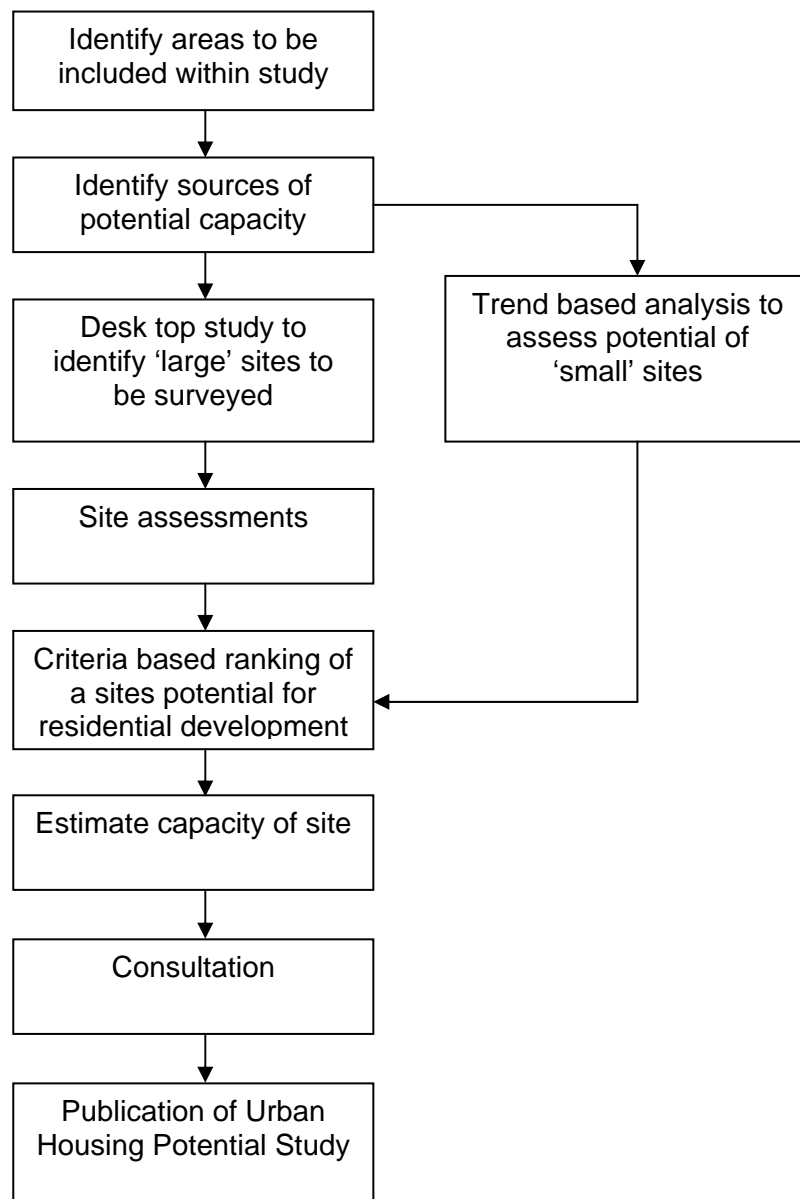
- 4.4 In order to ensure that this study is as accurate as possible, further wider consultation was undertaken particularly with landowners, interest groups, estate agents and developers and in June 2004 the draft study formed part of the Horsham District Local Development Framework Issues and Options consultation. Through this consultation process we particularly sought further comments on site deliverability and potential timescales. In line with the recommendations in the good practice guide 'Assessing Urban Housing Potential' we also sought information on the housing market in the area, including any variations in housing land values, levels of demand and ownerships issues. We had limited feedback on this aspect of the consultation but it is considered that the housing market is very buoyant in the District with high land values, few variations and no areas of low demand. This is demonstrated in the progression of many of the more complex pdl

sites as they are now financially viable e.g. Riverside Concrete, Pulborough and Hills Farm Lane, Horsham, both of which have serious land contamination issues or need stabilisation works. Further details on consultation are discussed in section 5.8.

## 5. Study Method

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- 5.1 The stages of the work undertaken on the Urban Housing Potential Study are set out as follows.



### 5.2 Identifying areas to be surveyed

*'... local authorities could assume that 'urban' embraces all settlements that can contribute to sustainable patterns of development. Typically these would (or have scope to) contain shops and services, be accessible by public transport and be capable of having a sensible settlement 'envelope' drawn around them'.*

(Tapping the Potential pg9)

- 5.2.1 As discussed previously these 'built-up' areas have been identified through the review of settlement sustainability.

5.2.2 It is emphasised that there is a need to undertake as comprehensive an assessment as practicable of all theoretical potential. This can take a number of forms but it was decided that a comprehensive survey of the defined built-up areas of the District was the most appropriate and would give the most reliable results. Previous studies of the District have used a combination of both Priority Area and Typical Urban Area studies.

### **5.3 Identifying Sources of Potential Capacity**

5.3.1 As suggested in 'Tapping the Potential' the following sources of capacity have been considered:

- Subdivision of existing housing
- Empty Homes
- Conversion of commercial buildings
- Review of existing housing allocations in plans
- Review of other existing allocations in plans
- Previously-developed vacant land and derelict land and buildings (non housing)
- Intensification of existing areas
- Redevelopment of existing housing
- Redevelopment of car parks
- Flats over shops
- Vacant land not previously developed

5.3.2 In addition we have considered the redevelopment of commercial buildings for residential use where there is information to indicate that there is realistic potential and that it will not conflict with the needs of businesses.

5.3.3 In line with work being undertaken on a regional scale we have defined 'large' sites as those able to accommodate 10 or more homes and 'small' sites as those that accommodate less than 10. An estimate of the pdl potential on small sites has been made through trend based analysis; it includes all the sources of potential identified and covers the whole District. In addition, more detailed analysis of some of the elements that make up the overall 'small' site potential has been undertaken and are discussed in detail in the following sections.

### **5.4 Initial map based site identification**

5.4.1 In the initial stage of the study a map based exercise was undertaken to identify potential development sites within the defined settlements. The majority of sites identified through this exercise were either 'vacant' land (land shown within built up areas on Ordnance Survey maps as a 'white' area without annotation) or sites suitable for intensification of use, e.g. gardens and garage blocks. Other sources of information on potential sites included NLUD, previous Urban Capacity Studies and the general background knowledge of Planning and Housing Officers. Sites of Special Scientific Interest, Sites of Nature Conservation Importance, allotments in current use and permanent formal recreation areas were excluded from identification.

5.4.2 After the initial identification of a site, constraints that may impact on development potential were identified. These included; Tree Preservation Orders, Listed Buildings, ancient woodland/gardens/monuments and archaeological sites. In addition to this, consideration was given to the effect development may have on

footpaths and bridleways and also any implications of nearby waterways, rivers and ponds. Any previous planning history on the site was also researched and where necessary aerial photographs were referred to.

## **5.5 Site Assessment Criteria**

5.5.1 Following the map based site identification process each site was visited. The following is a brief summary of some of the issues considered as part of the site assessment.

- An assessment of the extent of activity / current usage and any significant features on site.
- The identification of constraints and features within the site and the surrounding area, and the extent to which they may hinder development.
- Access to the site.
- The surrounding character and building densities in the vicinity.
- The impact development may have on surrounding properties e.g. access to light and privacy.

5.5.2 These site assessments led to the discounting of a number of sites from those originally identified as they were judged to have no development potential.

## **5.6 Establishing Development Potential – The Criteria**

5.6.1 The following is a brief summary of the issues considered when categorising sites as having realistic development potential within the plan period.

- A route or method of access presents no obvious constraint to development.
- Existing constraints and features do not seriously inhibit the development of the site.
- The site's development to an appropriate density would have no detrimental impact on existing buildings and the area's character.
- Development, if appropriately landscaped and designed, may enhance the existing buildings and character of the area.
- Development could involve the unison of two landowners, but may involve more if the site's location is of such significant value to justify land assembly.
- Development could involve the relocation of an inappropriately located use.
- The precedent of surrounding development enhances the likelihood of development of the site.

5.6.2 As stated in 'Tapping the Potential', discounting is inherently judgemental and can be problematic. Throughout this study sites have been discounted, for example following a site visit or after consultation. Sites where it is felt that development was unlikely have not been included in the final figures. They were however detailed in both the consultations undertaken on this document in June 2004 and February 2005 to enable comments to be received and in some case supporting evidence to be submitted on their development potential.

## **5.7 Assessing the Capacity of the Site**

5.7.1 Capacities have initially been calculated at a density of 35 dwellings per hectare (dph) on all sites. PPG3 encourages an increase in densities in sustainable locations where this is not to the detriment of the character of the area; for example,

in Horsham Town Centre and a number of other central locations 50 dph or higher may be appropriate. Conversely a lower density may be applied if this is necessary to respect the character of an area. In many cases the density has been based on current schemes in the area, proposals submitted by developers / land owners who have done detailed work on the sites, or knowledge of the character of the surroundings. There is also an acknowledgement that some sites are suitable for mixed-use development, for example including office / business uses or open space. This also affects the capacity of a site. Those sites calculated to have a potential capacity of less than 10 were discounted to avoid double counting as they form part of the small site trend based analysis.

## **5.8 Consultation**

- 5.8.1 As discussed in Section 4 this study has been undertaken in consultation with the HBF and local agents. In particular their comments were sought on all large sites identified.
- 5.8.2 A criticism of many studies is the lack of market testing of sites. 'Realising the Potential' states that it is imperative to ensure that capacity studies acknowledge and explore local housing market variations and reflect them appropriately within their assumptions. The HBF recognises the need to differentiate the approach taken for areas of high and low market value. They state that the market can readily bring many brownfield sites forward in areas where land values are generally high. This is the case in Horsham District where house prices are some of the highest in the Country. The latest information from the Land Registry shows that the average price of a property in the District was £274,875 (Apr – June 05) in comparison to £227,140 in West Sussex, although it is accepted that there are variations across the area. It was however still considered that the expertise of local agents in assessing the marketability of sites was important. As a result not only was the development potential of sites considered but the local knowledge of agents was also used to consider sites in terms of marketability and the profitability of any development.
- 5.8.3 Since the work with the HBF and planning agents we have consulted extensively on the findings of the study. In June 2004 consultation was undertaken on the Urban Housing Potential Paper as part of the **LDF Issues and Options** consultation. Comments were sought on any development opportunities not identified in the study; sites excluded; and, the proposed capacity and timing of identified developments. An attempt was also made to contact all relevant landowners and occupiers. The majority of responses related to individual site proposals and resulted in a number of sites being discounted; in addition a number of new sites were also suggested; some were added to the study and others are felt to be too uncertain or not appropriate at this stage.
- 5.8.4 The study was then revised and published as a background document to the **LDF Preferred Options Core Strategy and Site Specific Allocations of Land** consultation in February 2005. Again a number of representations were received including a number of site specific comments. There were also representations made on sites that where we felt the potential was too uncertain to enable them to be included. Details of the responses to the identified large sites contained within this study are included in the appendices. This detailed consultation process has resulted in a list of large sites that we are confident will come forward for development in the period to 2016. It has also resulted in a second set of sites that

we consider have good potential but where further detailed work is needed and we are uncertain about capacity or timing. These are identified to highlight other sites that are likely to come forwards but due to the uncertainties they are not included in the final figures.

## **6. Study Findings**

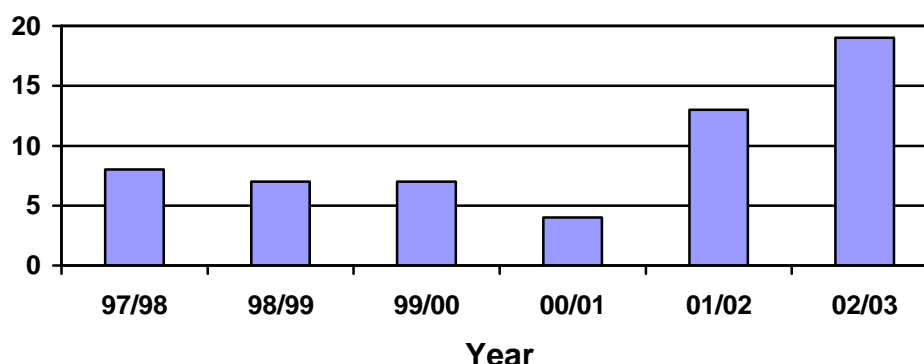
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- 6.1 Information on housing completions within Horsham District is supplied by West Sussex County Council on a yearly and Parish basis. Figures are currently available from 1989 to 2004. From these figures various estimates looking at past trends since the adoption of the existing Horsham District Local Plan in 1997 have been used to estimate the future levels and sources of housing within the District.

### **6.2 Subdivision of Existing Housing**

- 6.2.1 Residential conversions can make a contribution to meeting the growing demand for smaller dwellings and form an element of the overall small site potential.
- 6.2.2 58 dwellings have been created through the subdivision of existing housing since the adoption of the existing Horsham District Local Plan in 1997 and 2003<sup>1</sup>; this equates to approximately 10 dwellings per year. The subdivision of houses has not historically been a source of a large number of new dwellings and has only contributed to 1.8% of all residential completions in the last 6 years. Conversions have been spread around the District, rather than being concentrated in one area, with the occasional larger conversion taking place boosting the figures. Historically (1989 – 2003) there have been 192 subdivisions in the District equivalent to a rate of 14 per year.
- 6.2.3 Analysis of completions show there have been 32 dwellings created through sub-division in 2001 -2003, significantly higher than the average over the last 6 years. This may be an anomaly or it may show that within Horsham District PPG3 is already having significant effects.

**Completions through Subdivision of Housing**



- 6.2.4 Due to the small level of sub-divisions and the relatively small proportion of the overall housing supply they make up, a more detailed survey of properties has not been undertaken. There will be detailed monitoring of development on pdl and the

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<sup>1</sup> Detailed data showing completions through sub-division etc is currently only available to 30<sup>th</sup> June 2003.  
Horsham District Urban Housing Potential 2004 – 2018 10

figures will be adjusted if necessary, as a result of a significant rise or fall in the numbers as part of the overall plan, monitor and manage approach to housing delivery.

- 6.2.5 The potential number of dwellings created through sub-division of properties forms part of the overall trend based analysis of the potential on 'small' sites discussed later in the report.

### 6.3 'Living Over the Shop' (LOTS)

- 6.3.1 The Llewelyn-Davies Study carried out in April 2001 stated that there is limited potential for LOTS within Horsham District. No opportunities were identified and they concluded that the upper floors of retail units were already in active use, either for storage, residential or offices. This does not mean that there is no potential and a development of 7 flats above a former furniture show room on East Street, Horsham is now complete. In addition applications have now been received for conversion of offices above shops; however, the benefits of residential use in the town centre must always be balanced against the need for areas of employment.
- 6.3.2 It is considered that the low level of potential continues to be the case within the District and **as a result no detailed assessment of LOTS potential has been made within this study.** Horsham District Council has, and will continue to, encourage the bringing back into use of empty properties above shops, but there are very limited opportunities available. LOTS schemes will be monitored and the figures will be adjusted if necessary as a result of a significant rise in numbers.

### 6.4 Empty Homes

- 6.4.1 Work carried out by Horsham District Council Housing Services estimates that there are now approximately 345 long-term empty properties in the District.
- 6.4.2 An Empty Homes Strategy 2004 – 2009 has been prepared by Housing Services which looks at ways to reduce this number. Some of the initiatives being considered include general publicity and advice, empty property grants, acquisition by agreement and compulsory purchase. The Council will continually monitor the numbers of empty homes but research shows that there are relatively few and they are usually only empty for a period of 1 – 2 years.
- 6.4.3 **As a result of this work and the limited numbers, no allowance has been made for empty properties in this study.** However, this does not mean to say that they are not an important source of dwellings and work will continue to encourage occupation of these properties. They will, as stated earlier, be carefully monitored and re-examined accordingly as a result of significant changes in numbers.

### 6.5 Previously – Developed Land and Buildings (PDL)

- 6.5.1 Tapping the Potential includes former industrial land, derelict buildings and vacant plots within this category of site. Although nationally pdl forms a significant source of housing potential, this is not traditionally the case in Horsham District and there are limited amounts of the 'traditional' previously developed land available.



- 6.5.2 A list, description and location map of the large sites identified with potential through the survey work is included in this report (**Appendix A**); small site potential is accounted for in the overall small site trend analysis.

## 6.6 Intensification

- 6.6.1 Intensification is defined as making more effective use of land e.g. garage court redevelopment and development within gardens. 'Tapping the Potential' says that the potential from intensification becomes more important relatively in areas where capacity from other sources is limited. This is the case in Horsham District where other sources of capacity are limited.
- 6.6.2 It is difficult to predict the potential from intensification without having been approached with appropriate proposals from developers and landowners. In 'Realising Capacity' (pg 18) it is stated that there is the potential for this source to be overestimated unless a realistic approach is taken. A number of tests are suggested and include assessing whether:

Test	HDC Response
<ul style="list-style-type: none"> <li>the best and easiest sites to develop have already been taken by the market;</li> <li>there is a policy commitment to intensification in sensitive locations;</li> <li>sufficient pressures exist to release gardens for development;</li> <li>the potential for the ransoming of sites has been assessed;</li> <li>potential has been identified in areas where the market is poor and if so,</li> </ul>	<ul style="list-style-type: none"> <li>A systematic survey of the built-up areas has been carried out; as a result of this and current evidence from planning applications being received it is felt that there are many more opportunities for intensification available.</li> <li>HDC supports the intensification of residential development in accordance with PPG3 although it is considered important to respect the character of the surrounding area. This does not necessarily result in a lower density development as it is considered that the careful design of dwellings and associated urban features can lead to successful higher density developments in areas not traditionally associated with this form.</li> <li>Horsham District is an area of very high house prices and residential land values. There has been an increase in development in particular on gardens within the last few years and the encouragement of such development in favour of greenfield development will continue. However, the character and nature of the settlement and site will continue to be important in assessing the suitability of such developments.</li> <li>This has not been assessed as the information is not easily available. These issues when they arise are dealt with on a site by site basis.</li> <li>It is not felt that there are many areas within Horsham District where the market is poor. However, this Study has been undertaken in consultation with the HBF and planning agents</li> </ul>

<p>whether the cost of overcoming constraints, including access and ownership, has been fully appraised</p> <ul style="list-style-type: none"> <li>the local plan policy framework supports infill; suburban intensification; backland development and the inclusion of garage courts / large gardens for redevelopment; and</li> <li>the opportunity is viable.</li> </ul>	<p>who have provided input on the constraints, including the market, on sites. In addition we have received no comments during the consultation exercises that indicate that there may be a poor market in the District.</p> <ul style="list-style-type: none"> <li>The Local Planning Authority will support these developments if they are of high quality design and do not unduly impact on the character of the surrounding area.</li> <li>As discussed a comprehensive approach has been taken to the assessment of the urban housing potential of Horsham District which has included consultation with the HBF and local agents.</li> </ul>
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6.6.3 A list, description and location map of the large sites identified with potential through the survey work is included in this report (**Appendix A**); small sites that may come forward are accounted for in the overall small site trend analysis.

## 6.7 Redevelopment of existing areas of housing

6.7.1 An estimation of this source of potential is very difficult to separate from intensification discussed above. It is difficult to predict when a single property may be developed on a garden and when that property may be demolished and the whole site redeveloped. Although Tapping the Potential makes reference to the redevelopment of poor quality housing giving rise to the potential for higher density housing, this is not felt to be typical of Horsham.

6.7.2 A list, description and location map of the large sites identified with potential through the survey work is included in this report (**Appendix A**); small sites that may come forward are accounted for in the overall small site trend analysis.

## 6.8 Redevelopment of Car Parks

6.8.1 This source of potential has been identified through the comprehensive survey. Very limited potential has been found within the District. Again this does not mean that there is no potential and car parks at Piries Place; the Forum, Black Horse Way; and London Road in Horsham have already been incorporated into mixed schemes including flats and parking at the TA Centre, Horsham is also being redeveloped.

## 6.9 Conversion of Non-Residential Buildings to Residential Use

- 6.9.1 This is an important source of capacity in Horsham District. Although older buildings have traditionally been considered most suitable for conversion there are examples of more modern conversions now taking place. Again the built-up areas of the District have been surveyed but it is difficult accurately to estimate those buildings that may come forward for change of use / conversion. In an attempt to estimate the level of potential from this source dwelling completion statistics supplied by West Sussex County Council for the District have been examined. These show that since between 1997 and 2003, 291 dwellings were completed through the conversion of non-residential buildings; approximately 49 dwellings per annum. The figures show there has been a gradual increase in the numbers during this period.
- 6.9.2 Agricultural buildings are classified as greenfield sites; therefore, further work has been undertaken based on the monitoring of planning permissions to estimate the number of non-agricultural buildings being converted. Analysis of completions show there have been approximately 56 non-agricultural conversions completed in 2001 -2003. This is slightly higher than the average for the last 6 years, potentially indicating the effects of PPG3.
- 6.9.3 Although there may be a gradual tailing off in conversions as the numbers of 'traditional' buildings suitable for such developments reduce, there may also be an increase in the numbers of more modern buildings considered suitable.
- 6.9.4 In addition to this total there are sites that are currently under **commercial use** but may have potential for redevelopment rather than conversion. These have been surveyed and where there is an appropriate 'large' site with realistic potential, they have been listed in **Appendix A**. Small sites that may come forward are accounted for in the overall small site trend analysis.

## **6.10 Existing Housing and Employment Allocations**

- 6.10.1 Allocations in the 1997 Horsham District Local Plan and 2001 Horsham District Position Statement have been reviewed through the survey work; however, the majority of outstanding sites are greenfield and have been held back as a consequence of advice in PPG3 and do not form part of this study. Any pdl allocations that have not been implemented and are still considered suitable already form part of the housing land supply commitment; this includes the site at Christs Hospital Goods Yard and Hills Farm Lane / Alder Copse, Horsham; therefore, to avoid double-counting these sites are not included in this study.

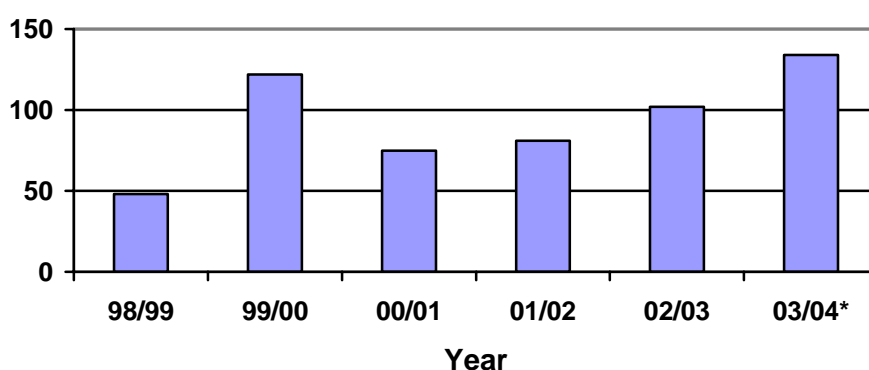
## **6.11 Vacant Land not Previously-Developed**

- 6.11.1 As with other aspects of the study, these sites were surveyed having been identified from the map based exercise, large sites are listed in **Appendix A**; small sites that may come forward are accounted for in the overall small site trend analysis.
- 6.11.2 Areas of public open space and formal recreation were excluded from the survey.

## 7. Overall Small Site Analysis

- 7.1 As discussed all sources of potential have been examined and form an important part of the overall potential for dwellings on pdl in the District. However for the purposes of calculating potential on small sites (those of 9 or less dwellings) these have been combined and a trend based analysis undertaken of all small sites as a whole.
- 7.2 West Sussex County Council figures show that 640 dwellings were completed on small pdl sites in the period 1997 – 2004<sup>2</sup>. This equates to an average of 95 dwellings per annum; however, this varies significantly each year although there has been a more recent increase in the number of such completions, potentially indicating the effects of PPG3.

**Completions on Small PDL Sites**



(\* Relates only to the 9 months 1<sup>st</sup> July – 31<sup>st</sup> March)

- 7.3 It is therefore estimated that 190 dwellings will be completed on pdl small sites in the period 2004 – 2006. In line with work undertaken across West Sussex for the South East Regional Plan and work carried out as part of the adopted West Sussex Structure Plan it is assumed that there will be a 10% increase in the number of dwellings on pdl in the period beyond 2006 to account for the effects of PPG3. Therefore for the period 2006 – 2018 this equates to an average annual rate of 105 dwellings per annum on small pdl sites. These figures include dwellings provided through the subdivision and conversion of properties and buildings which, as discussed earlier have not be counted separately to avoid double counting.

Table 1: Estimated Completions on all Small Sites			
2004 – 2006	2006 – 2011	2011 – 2018	Total 2004 – 2018
190	525	735	1450

- 7.4 It should be noted that these figures are 'net' rather than 'gross', i.e. they take account of any loss of dwellings, for example through demolition. Detailed monitoring will be undertaken and the figures adjusted if necessary as a result of a significant rise or fall in the numbers.

<sup>2</sup> Date refers to 1<sup>st</sup> July 1997 – 31<sup>st</sup> March 2004. The trend analysis allows for the incomplete years data.  
Horsham District Urban Housing Potential 2004 – 2018

## **8. Large Sites Identified through Survey Work and Consultation**

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- 8.1 The table below summarises these results and sets out the phase of the plan period in which it is anticipated that the sites may be developed. This should not preclude sites being brought forward for development earlier than anticipated and the status of sites will, as with all elements of the study, be continually monitored.
- 8.2 **Appendix A** contains more detailed information on the large sites identified through the survey work and subsequent consultation exercises.
- 8.3 It should be noted that these figures are 'gross'.
- 8.4 As discussed previously other large sites have been identified through the survey and consultation work, but due to the uncertainties over technical issues such, including access they are not at this stage included in the final list of sites. The Council is keen to encourage the delivery of these sites for residential or mixed-use development and will work with land owners to overcome the issues that have arisen.

### **Gas Works, Natts Lane, Billingshurst**

- 8.5 Parts of this site have been suggested for development over a number of years and a strip of land was recently submitted as being available for development during the Preferred Options consultation. However, it is felt that this area of land would result in a development out of scale and character with the surrounding area. We therefore feel that the site should be developed comprehensively and would support development of the whole gas works rather than small areas. Due to the issues involved including contamination we do not feel it is appropriate to list or allocate the site at this time.

### **Horsham Railway Goods Yard**

- 8.6 This is a large brownfield site in a sustainable town centre location which has potential for a mixed-used scheme including a significant element of residential development. The Council supports the development of the site; however, there are significant technical difficulties relating to the access for the area. Proposals previously submitted are not felt to be acceptable and a comprehensive approach to accessing the site including consideration of the current railway bridge and the entrance to Horsham Railway Station is required. There also needs to be an assessment of the needs of the businesses and other users on the site. This site has considerable development potential but due to the technical difficulties yet to be resolved we do not feel it is appropriate to list or allocate at the moment, but we will continue to work with Network Rail on a suitable scheme.

### **Hurst Road, Horsham**

- 8.7 There have been a number of proposals for development along Hurst Road and we anticipate that this will continue over the next few years. The road is characterised

by many large civil buildings including the Court and Fire Station. There are also a number of businesses and larger homes and gardens. Opportunities may arise as some of these uses look to move to better locations and more suitable sites, however as yet there are no firm commitments and they are not identified in the study. As with all redevelopment schemes, any proposals in this area will have to take account of the unique character of the road.

### **Pulborough Railway Station**

- 8.8 Although there are no firm plans or proposals for this area it is felt that there are opportunities for a comprehensive scheme that could release land for development whilst assisting with parking difficulties currently experienced and enhance this part of the village.

**Table 2: Previously Developed Land – Large Identified Sites**

Site Name	Anticipated Completion		
	2004 - 2006	2006 – 2011	2011 – 2018
Applegarth & Oak Tree Cottage, <b>Ashington</b>		19	
Charles Wadey Builder's Yard, Stane Street, <b>Billingshurst</b>		18	
Station Mills, Daux Road, <b>Billingshurst</b>		14	
Trees, East Street, <b>Billingshurst</b>		16	
Vauxhall Stevens, <b>Broadbridge Heath</b>			45
1 & 2 Works Cottages, Hills Farm Lane, <b>Horsham</b>	10		
137 Crawley Rd, <b>Horsham</b>		21	
183 – 187 Comptons Lane, <b>Horsham</b>	21		
19 – 27 Forest Road, <b>Horsham</b>	19		
64 – 68 Hurst Road, <b>Horsham</b>		22	
9 – 13 Crawley Road, <b>Horsham</b>		15	
Bryce Lodge, New Street, <b>Horsham</b>		15	
Cats Protection League, <b>Horsham</b>	21		
Council Depot, Denne Road, <b>Horsham</b>	15	23	
Grandford House, 16 Carfax, <b>Horsham</b>	20		
Horsham Football Club, <b>Horsham</b>		50*	
Laundry Site, Arun Way, <b>Horsham</b>		10	
Lifestyle Ford, <b>Horsham</b>			105
Northbrook College, Hurst Road, <b>Horsham</b>		13	
Parsonage Farm, <b>Horsham</b>			160
Piggott Court, Kennedy Road, <b>Horsham</b>		45	
Roffey Sports and Social Club, <b>Horsham</b>		70	
St Leonards School, <b>Horsham</b>		15	
Star Reservoir, Comptons Brow Lane, <b>Horsham</b>			32
Texaco Garage, Crawley Road, <b>Horsham</b>		39*	
Tyre Repair Shop, Brighton Road, <b>Horsham</b>		12	
Oddstones, Stane Street, Codmore Hill, <b>Pulborough</b>		23	
Riverside Concrete, Stane Street, <b>Pulborough</b>		146	
Southwater Village Centre, <b>Southwater</b>		78	
Abbey House, Ravenscroft, <b>Storrington</b>		20	
Birklands, Kithurst Lane, <b>Storrington</b>	15		
Foxmead, Meadowside, <b>Storrington</b>		30	
Mogren House, Amberley Road, <b>Storrington</b>	14		
Greenfield Depot, <b>Upper Beeding</b>		15	
Bellamys Garage, London Road, <b>Washington</b>		11	
RMC Engineering Works, <b>Washington</b>			75
<b>Total</b>	135	742	417

**Large Sites Grand Total – 1294**

\* In addition to those already permitted on the site

## 9. Summary of Results

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- 9.1 The following draws together the findings of the survey work and trend based analysis to provide an assessment of Horsham District's previously-developed land housing potential in the period to 2018.

**Table 3: Potential supply of previously unidentified PDL, 2004 - 2018**

Identified large site potential	1,294
Small site potential	1,450
<b>Potential supply on PDL</b>	<b>2,744</b>

- 9.2 In addition 1,515 homes on pdl were added to the housing land supply in the period 2001 – 2004 (31<sup>st</sup> March). In total it is anticipated that there is the potential for 4,259 homes on pdl 2001 – 2018.
- 9.3 The following table shows the anticipated phasing of completions on pdl in the period 2004 – 2018.

**Table 4: Anticipated phasing of PDL development**

Source	2004 – 2006	2006 – 2011	2011 – 2018
Large Sites	135	742	417
Small Sites	190	525	735
Total	325	1,267	1,152



## **10. Monitoring and Review of the Housing Capacity Study**

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- 10.1 The monitoring and review of this study will be important in keeping an up to date picture of development within the District and in helping to assess the District's progress in achieving the level of pdl required.
- 10.2 The monitoring of the levels of development on pdl will form an important part of the 'plan, monitor and manage' approach to the release of housing sites over the forthcoming plan period. The results will be included in the Local Development Framework Annual Monitoring Report. This report will look at the numbers and percentage of residential development completed on pdl and will provide up to date information on the progress of the large identified sites contained within both this document and policy AL1 of the Submission Site Specific Allocations of Land document, through the monitoring of completions and permissions. In addition to this work we will continue to monitor windfall sites and will update the study as a result of any significant changes. Much of this information will be incorporated into the Housing Trajectory, which will be published in the Annual Monitoring Report and aids the council in managing the release of land.
- 10.3 The Council will continue to work with landowners and interested parties to progress development schemes and ensure the continuing release of pdl. In addition to the schemes identified there are other areas, discussed in Section 8, which we may progress if appropriate proposals can be demonstrated. Although these sites will currently be treated as 'windfall' sites should an application be submitted, we are intending to undertake an early review of the LDF and as a result they may be allocated as part of that review as a result of further investigations and increased certainty.

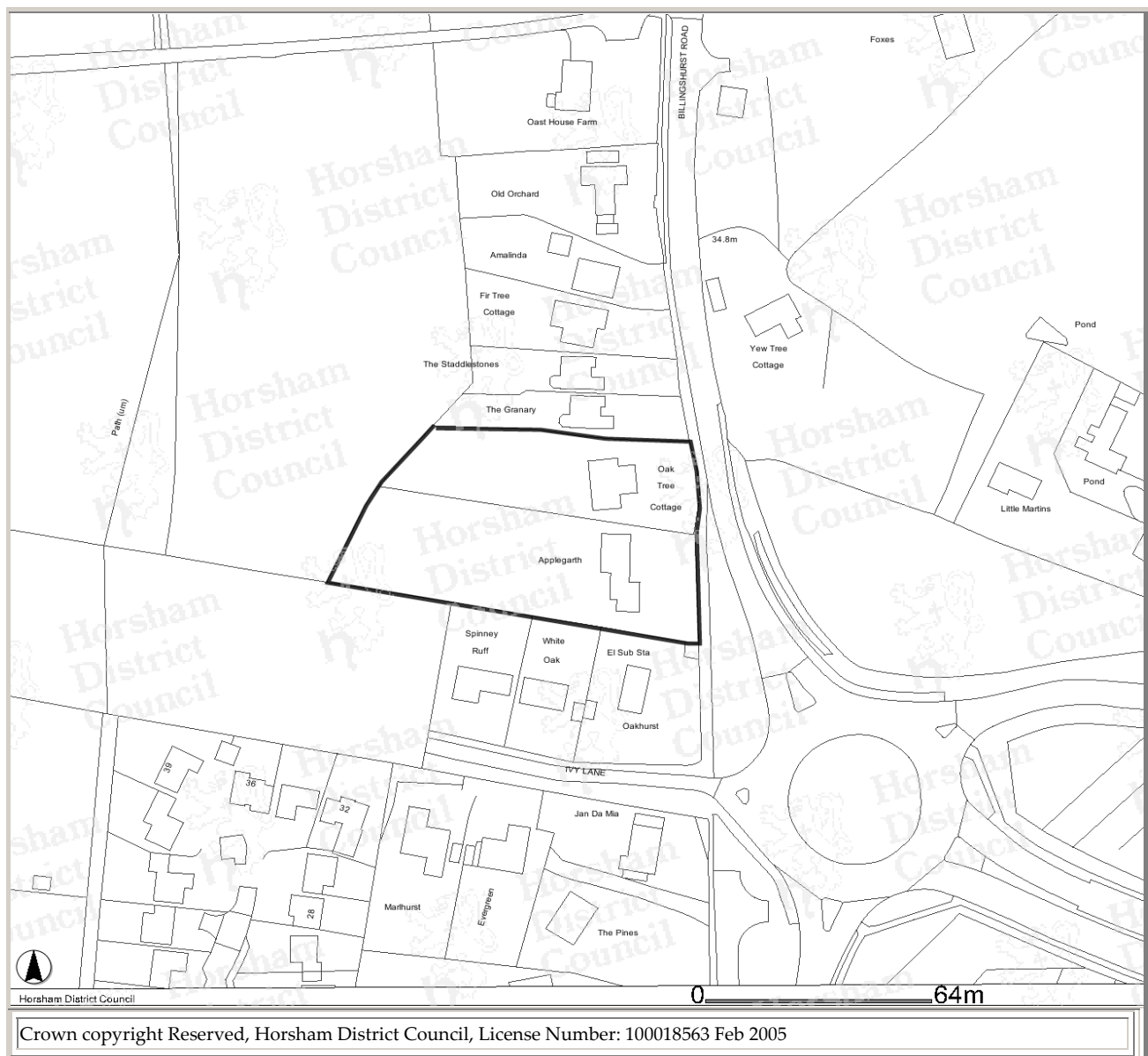
## **Appendix A - Identified 'Large' Sites**

## **Appendix A – Identified ‘Large’ Sites**

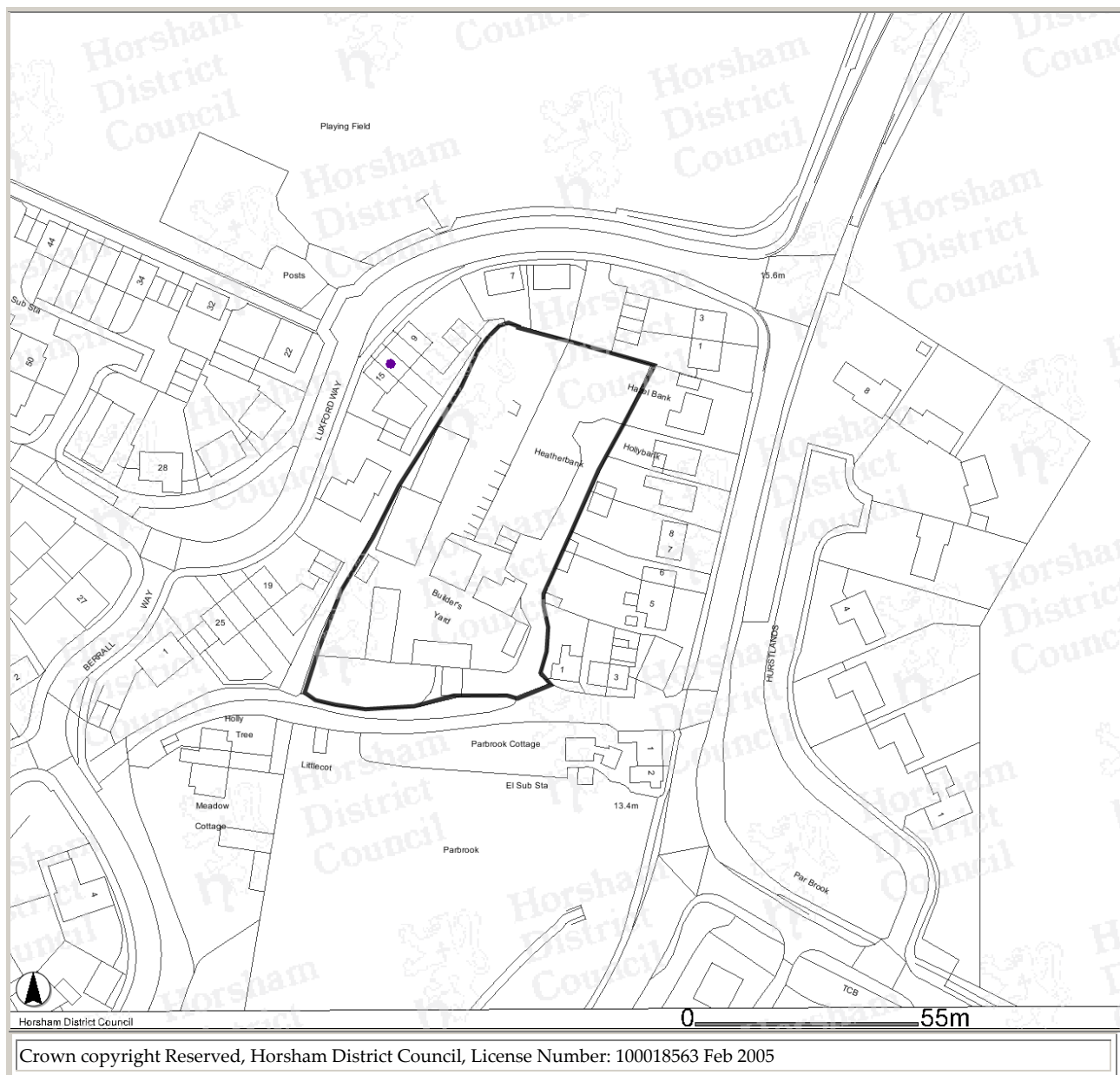
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The base date of the survey is 31<sup>st</sup> March 2004. There are therefore a number of sites identified as having potential at 31<sup>st</sup> March 2004 that subsequently have the benefit of planning permission and are under construction. The consultation responses relate to the Issues and Options consultation undertaken in June 2004 and the Preferred Options consultation in February 2005. There are no references to responses submitted as part of any planning application; these can be viewed under the relevant application on the Horsham District Council website.

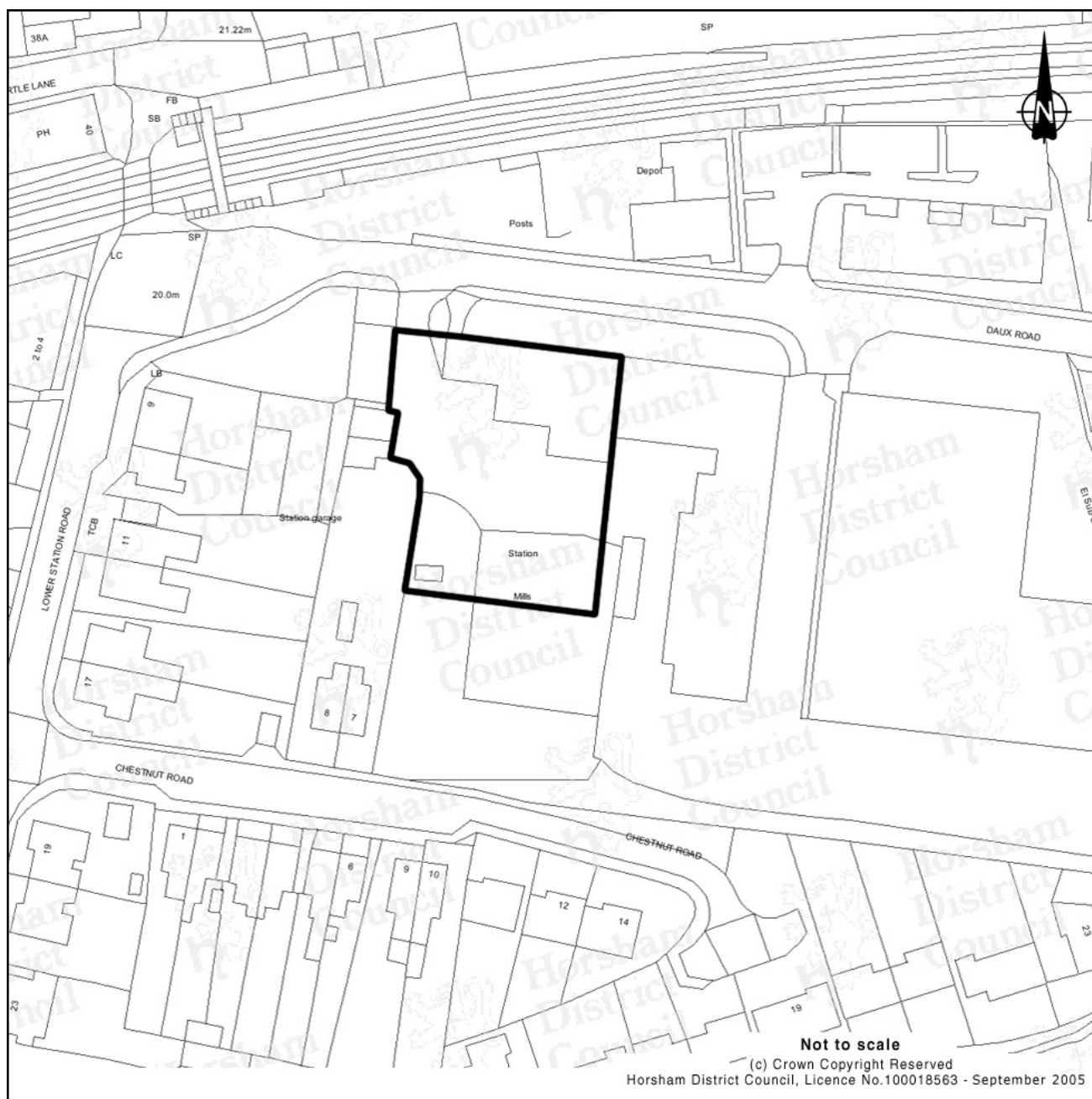
<b>Site Name</b>	<b><i>Applegarth &amp; Oak Tree Cottage, Billingshurst Road, Ashington</i></b>			<b>Ref. No.</b>	PDL01
<b>Site Description</b>	Two detached houses with large gardens within the built-up area boundary of Ashington.				
<b>Site Type</b>	Intensification				
<b>Site History</b>	An application for 12 houses was refused at appeal on this site in October 2003; however, the Planning Inspector supported the principle of redevelopment. The main concerns included the lack of small homes and the low density of development. It was felt that there was no evidence to suggest that it would not be possible to develop the site in a way that respects the character of the area whilst complying with density guidelines in PPG3 and providing a substantial proportion of small homes. An application for 19 homes has been submitted (Ref DC/04/0463) and is awaiting a decision.				
<b>Consultation Responses</b>	<ul style="list-style-type: none"> <li>- Inadequate facilities / services / infrastructure</li> <li>- Support development</li> <li>- Density too high, likely to bring forward scheme for low density</li> <li>- Request developer contributions to leisure facilities</li> </ul>				
<b>Potential phasing of development</b>	2006 – 2011				
<b>Area</b>	0.5ha	<b>Density</b>	38dph	<b>No. of dwellings</b>	19



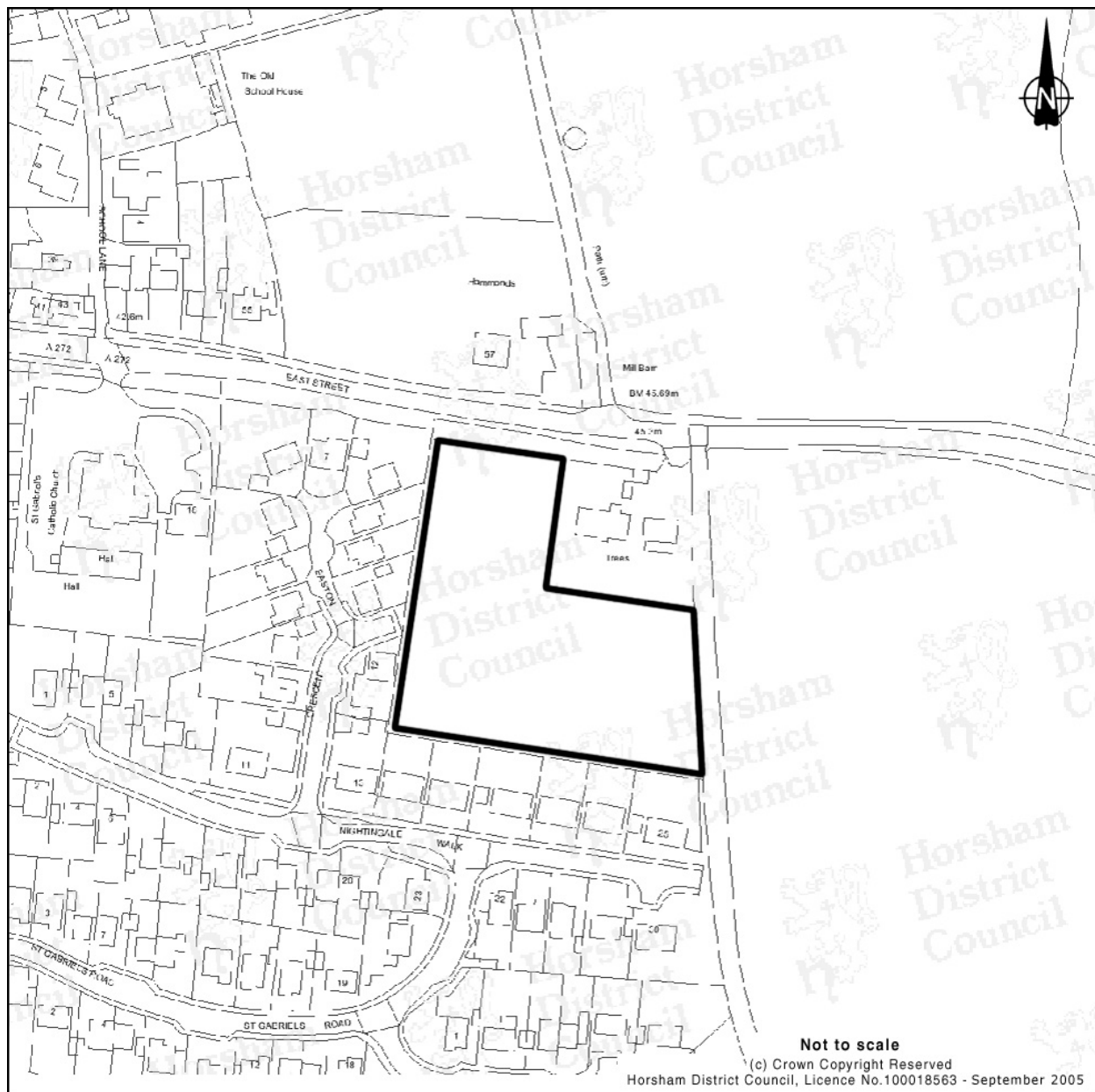
<b>Site Name</b>	<b><i>Charles Wade Builder's Yard, Stane Street, Billingshurst</i></b>			<b>Ref. No.</b>	PDL02
<b>Site Description</b>	Site consists of hard standing and 1 – 2 storey buildings. It is surrounded by residential development and is currently a builder's yard.				
<b>Site Type</b>	Commercial Redevelopment				
<b>Site History</b>	The site was identified as suitable for development within the Housing Development Preliminary Evaluation (Consultation Document) published in 2000. In the light of new guidance this site would now be developed at a much greater density than originally proposed. The current occupiers are actively considering relocation options.				
<b>Consultation Responses</b>	<ul style="list-style-type: none"> <li>- Should be retained as employment use</li> <li>- Site not available for redevelopment</li> <li>- No alternative site for business found, requires occupier to find new site</li> <li>- Object to development</li> <li>- Any potential contamination needs to be investigated</li> </ul>				
<b>Potential phasing of development</b>	2006 – 2011				
<b>Area</b>	0.36ha	<b>Density</b>	50dph	<b>No. of dwellings</b>	18



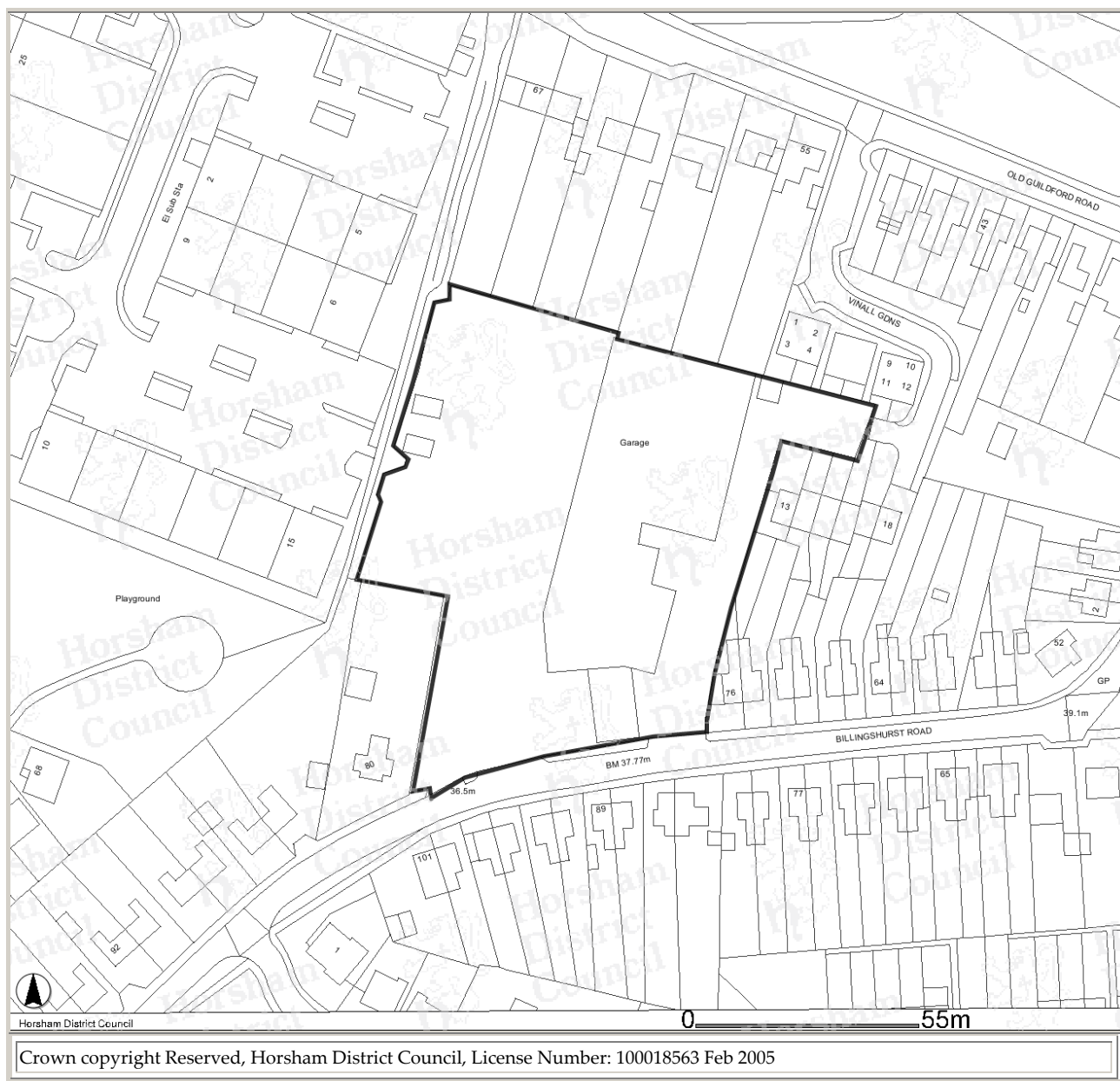
<b>Site Name</b>	<b><i>Station Mills, Daux Road, Billingshurst</i></b>				<b>Ref. No.</b>	PDL03
<b>Site Description</b>	Existing factory site on edge of industrial area and near to Billingshurst Station.					
<b>Site Type</b>	Industrial					
<b>Site History</b>	Planning application DC/05/1513 has been submitted for erection of factory for B1 use and 14 flats. Although we are seeking to prevent the loss of employment land it is felt that in this case the principle is justified and will support a well established local business that would otherwise have to relocate to find the improved accommodation they are seeking.					
<b>Consultation Responses</b>	Identified through planning application monitoring.					
<b>Potential phasing of development</b>	2006 - 2011					
<b>Area</b>	N/A	<b>Density</b>	N/A	<b>No. of dwellings</b>	14	



<b>Site Name</b>	<b>Trees, East Street, Billingshurst</b>				<b>Ref. No.</b>	PDL04
<b>Site Description</b>	Single house in large garden.					
<b>Site Type</b>	Intensification					
<b>Site History</b>	The site was identified for development within the 1997 Adopted Local Plan but has never been progressed. Circumstances have now changed and we are informed that the land (not including the existing house) is available and an initial scheme has been prepared. The site contains a number of large trees.					
<b>Consultation Responses</b>	<ul style="list-style-type: none"> <li>- Plot is now available for development</li> <li>- Feel if site is developed access should be from East Street rather than Easton Crescent, concern over impact on residents</li> <li>- Concern over design of scheme and impact on surrounding properties</li> <li>- Consider access from Easton Crescent most suitable.</li> </ul>					
<b>Potential phasing of development</b>	2006 – 2011					
<b>Area</b>	0.5ha	<b>Density</b>	32dph	<b>No. of dwellings</b>	16	

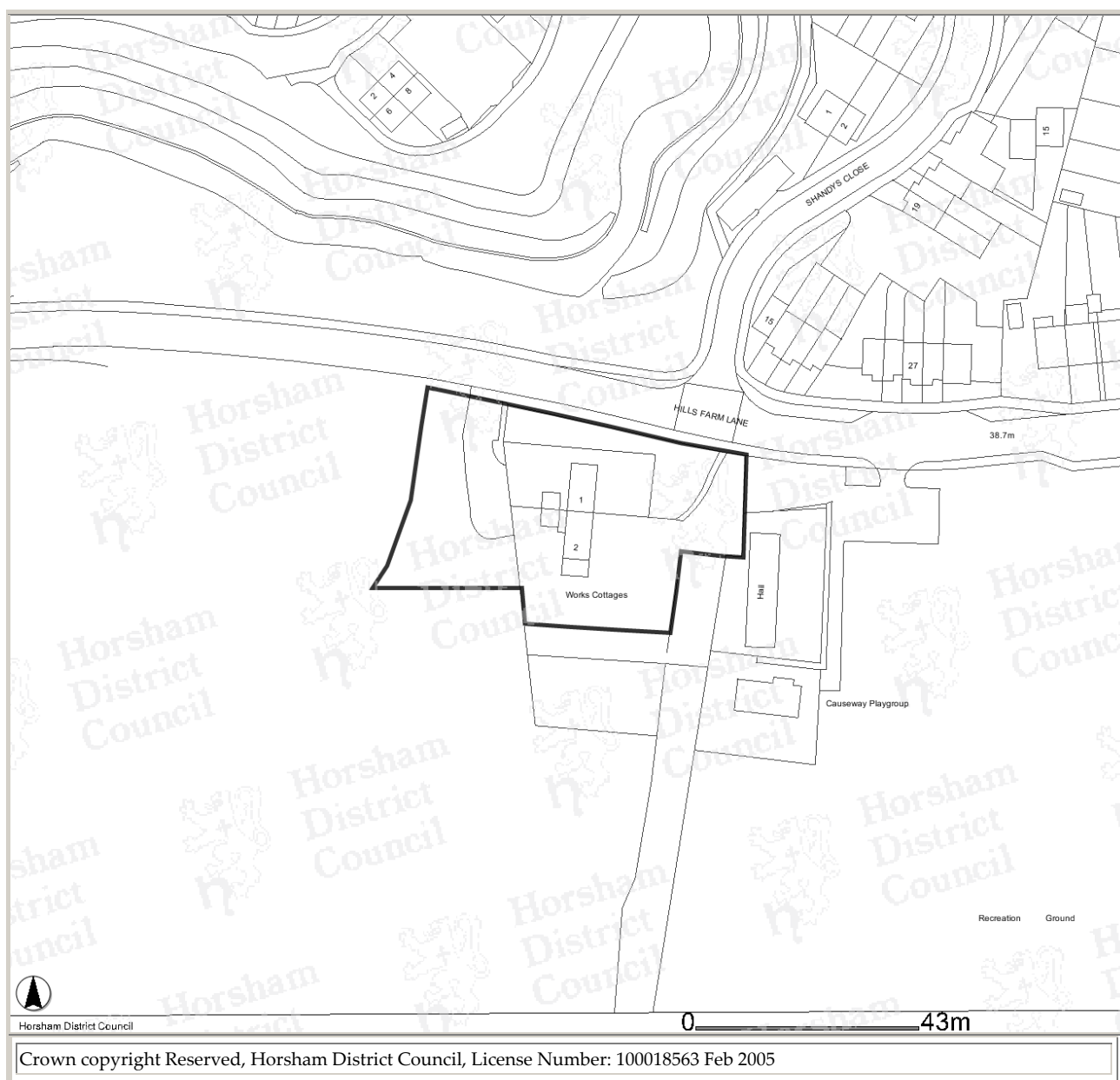


<b>Site Name</b>	<b><i>Vauxhall Stevens, Broadbridge Heath</i></b>				<b>Ref. No.</b>	PDL05
<b>Site Description</b>	Garage and car sales room					
<b>Site Type</b>	Commercial Redevelopment					
<b>Site History</b>	There is no relevant planning history for this site. The company is looking to relocate out of the village potentially as part of the strategic housing development proposed West of Horsham. Once this is complete it is anticipated that the site will be redeveloped for housing in the longer term					
<b>Consultation Responses</b>	<ul style="list-style-type: none"> <li>- Should not be entirely residential use</li> <li>- Requires occupier to find new site</li> <li>- Any potential contamination needs to be investigated</li> </ul>					
<b>Potential phasing of development</b>	2011 – 2018					
<b>Area</b>	0.9ha	<b>Density</b>	50dph	<b>No. of dwellings</b>	45	

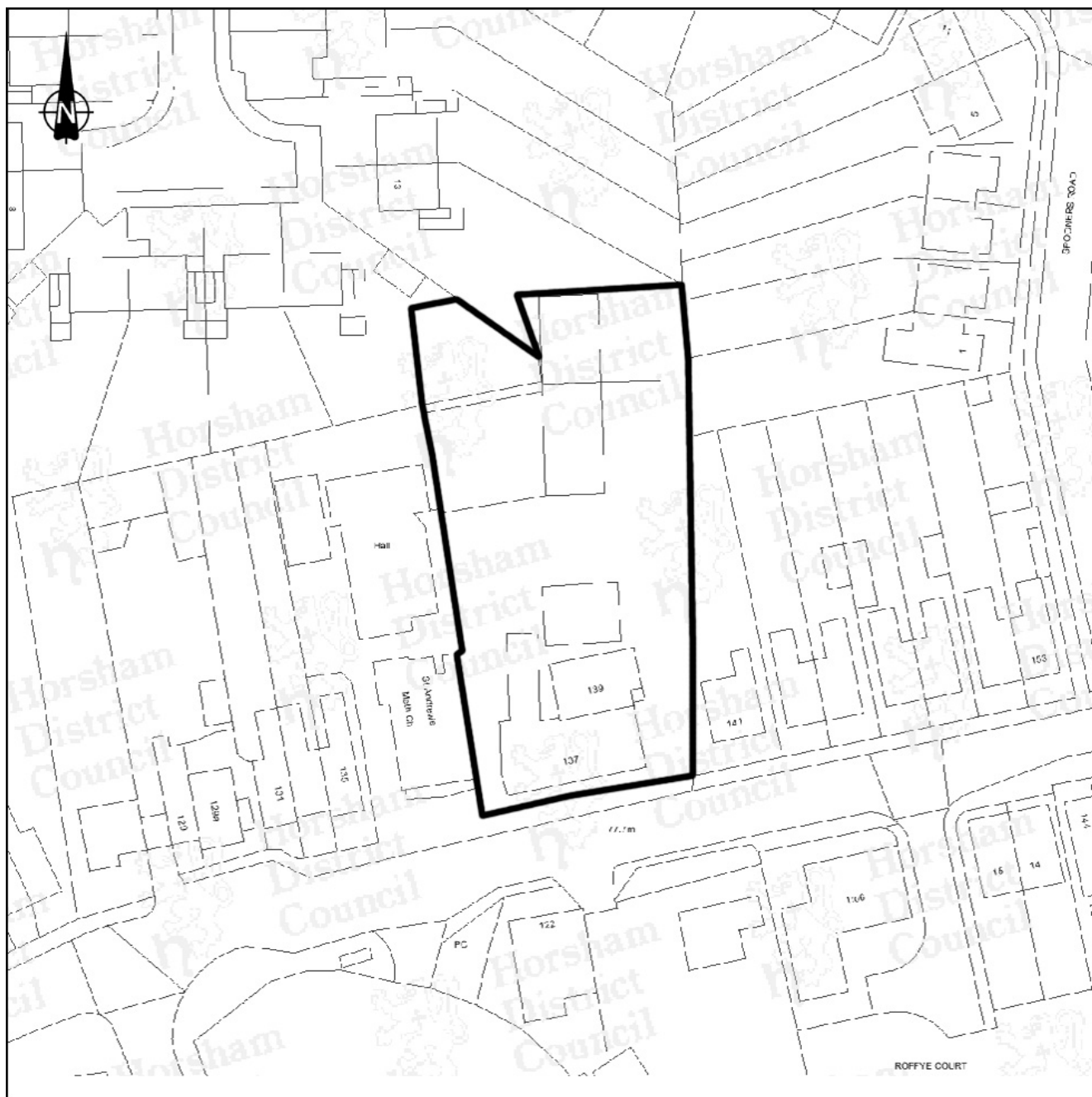




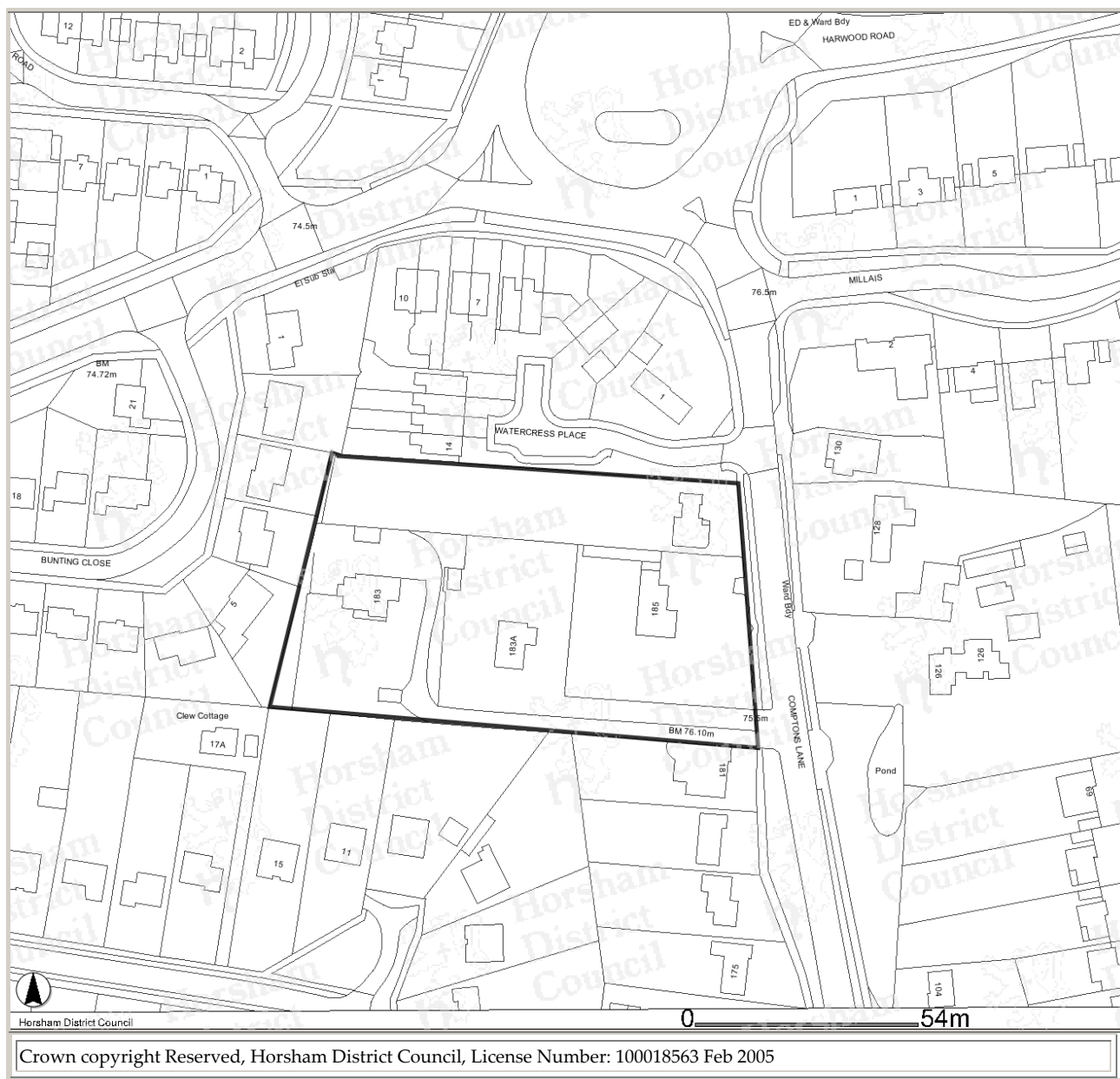
<b>Site Name</b>	<b>1 &amp; 2 Works Cottages, Hills Farm Lane, Horsham</b>			<b>Ref. No.</b>	PDL06
<b>Site Description</b>	2 Dwellings in residential area of Horsham				
<b>Site Type</b>	Intensification				
<b>Site History</b>	An application was permitted for the demolition of 2 dwellings and erection of 6 houses and 4 flats. (Ref: DC/04/1712). Work has commenced on site.				
<b>Consultation Responses</b>	- Watercourse runs near site				
<b>Potential phasing of development</b>	2004– 2006				
<b>Area</b>	0.23ha	<b>Density</b>	43dph	<b>No. of dwellings</b>	10



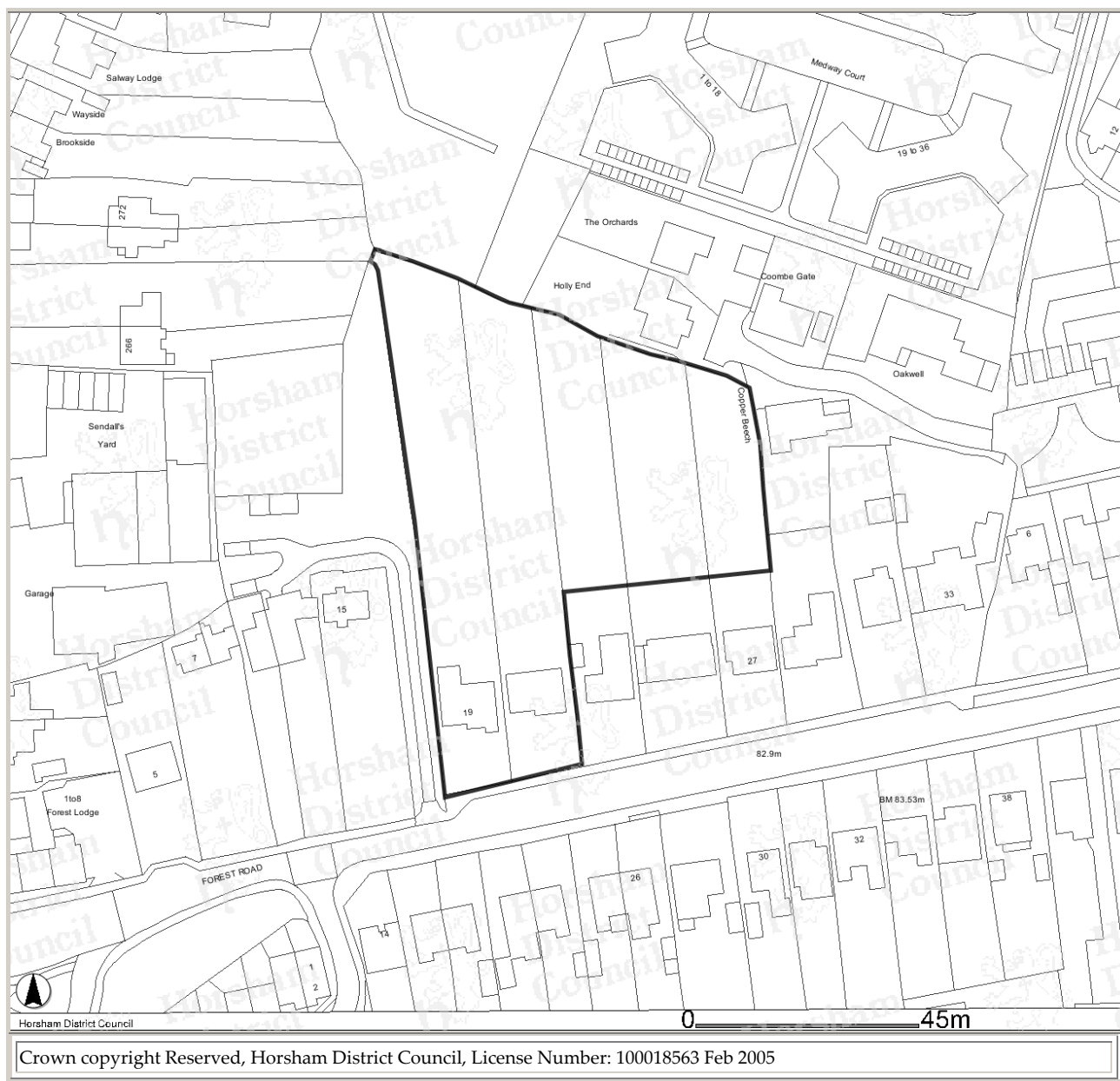
<b>Site Name</b>	<b>137 Crawley Road, Horsham</b>				<b>Ref. No.</b>	PDL07
<b>Site Description</b>	The site currently contains various workshops / showroom and offices.					
<b>Site Type</b>	Commercial Redevelopment					
<b>Site History</b>	2 applications are currently awaiting a decision on the site for either 21 or 24 homes. Discussions are still taking place and there are issues relating to the design but the principle of residential development on the site in this sustainable location is acceptable.					
<b>Consultation Responses</b>	Identified through planning application monitoring					
<b>Potential phasing of development</b>	2006 - 2011					
<b>Area</b>	0.17	<b>Density</b>	124dph	<b>No. of dwellings</b>	21	



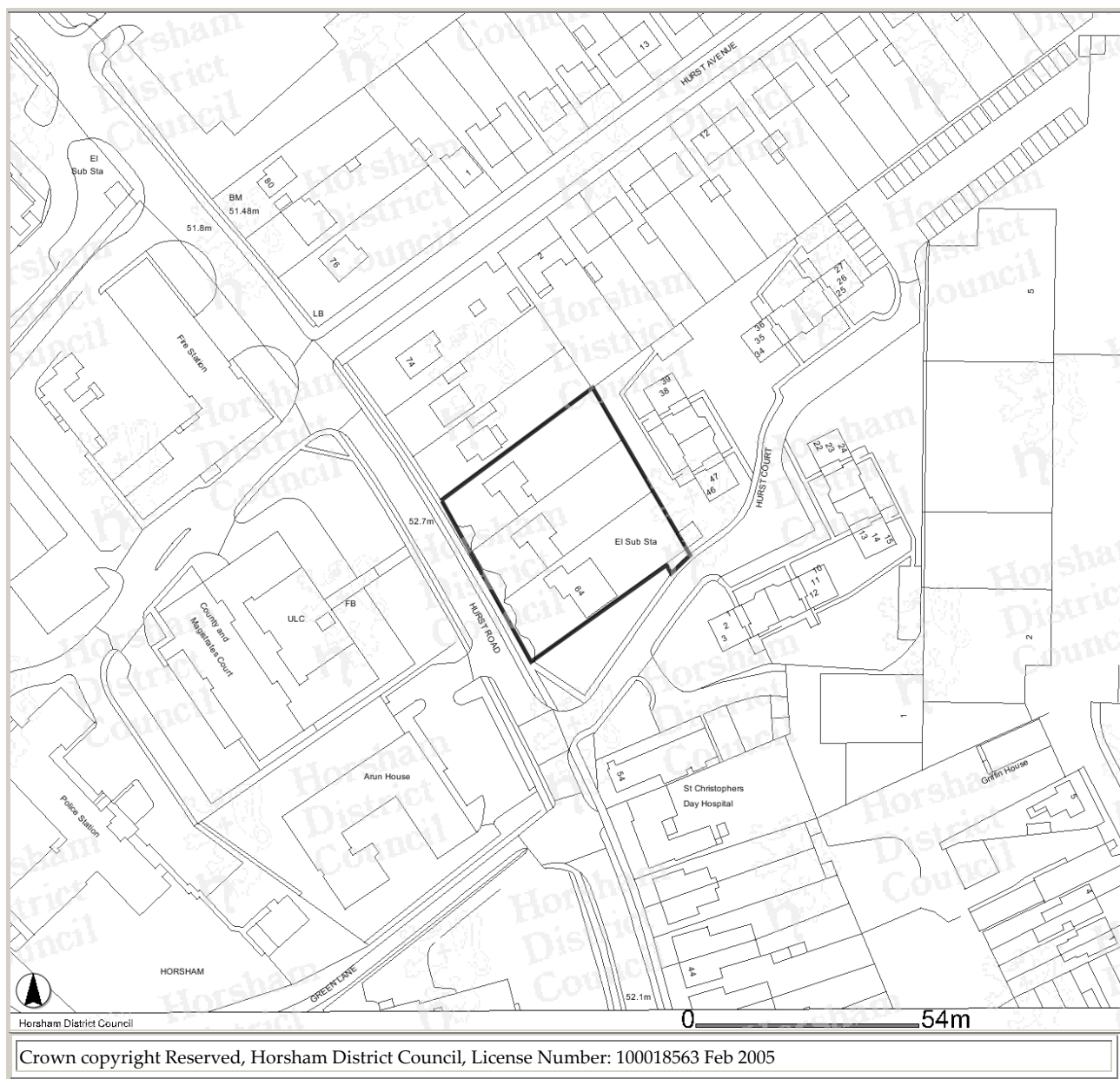
<b>Site Name</b>	<b>183 – 187 Comptons Lane, Horsham</b>			<b>Ref. No.</b>	PDL08
<b>Site Description</b>	4 Detached houses in large grounds within a residential area.				
<b>Site Type</b>	Intensification				
<b>Site History</b>	An application was approved in June 2004 for 21 homes plus the retention of 2 of the houses on the site. The development is now complete.				
<b>Consultation Responses</b>	-				
<b>Potential phasing of development</b>	2004 - 2006				
<b>Area</b>	0.52ha	<b>Density</b>	Approx 41dph	<b>No. of dwellings</b>	21



<b>Site Name</b>	<b>19 – 27 Forest Road, Horsham</b>			<b>Ref. No.</b>	PDL09
<b>Site Description</b>	Two houses with large gardens and the rear gardens of three adjacent properties.				
<b>Site Type</b>	Intensification				
<b>Site History</b>	An application for the demolition of 2 houses and erection of 19 was refused at appeal in December 2003. However the Inspector stated that the proposal would not damage the character of the area of conflict with the development plan. The application was refused due to a lack of developer contributions towards infrastructure costs. A new application was permitted in August 2004 and the development is almost complete.				
<b>Consultation Responses</b>	-				
<b>Potential phasing of development</b>	2006 – 2011				
<b>Area</b>	0.48ha	<b>Density</b>	40dph	<b>No. of dwellings</b>	19

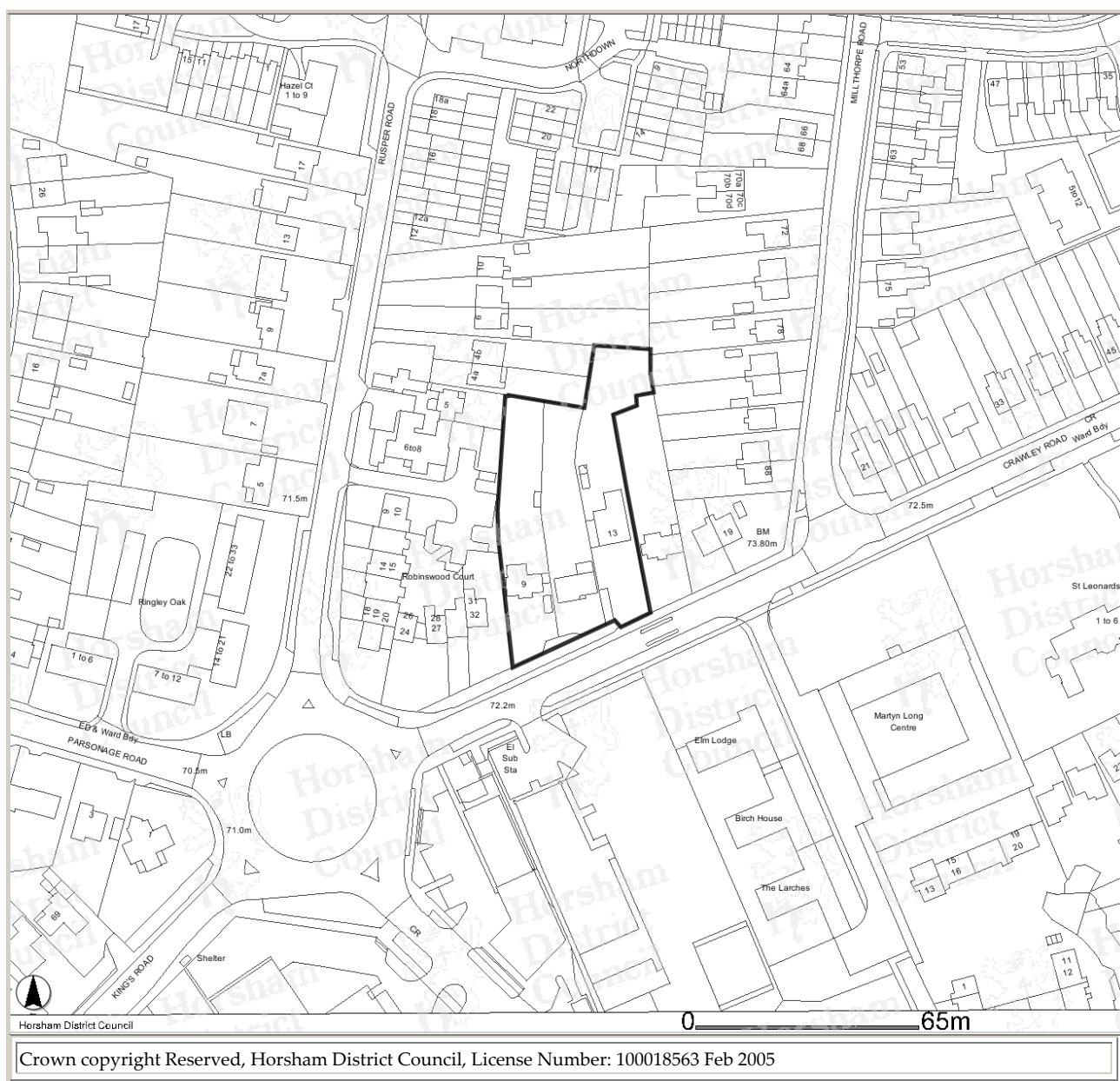


<b>Site Name</b>	<b>64 – 68 Hurst Road, Horsham</b>			<b>Ref. No.</b>	PDL10
<b>Site Description</b>	3 Houses with large gardens within Horsham centre.				
<b>Site Type</b>	Intensification				
<b>Site History</b>	Outline application DC/04/1925 was submitted for demolition of 3 homes and erection of 22. It is awaiting a decision. There are a number of concerns over the proposal however the principle of residential redevelopment is considered acceptable.				
<b>Consultation Responses</b>	-				
<b>Potential phasing of development</b>	2006 - 2011				
<b>Area</b>	0.2ha	<b>Density</b>	110dph	<b>No. of dwellings</b>	22



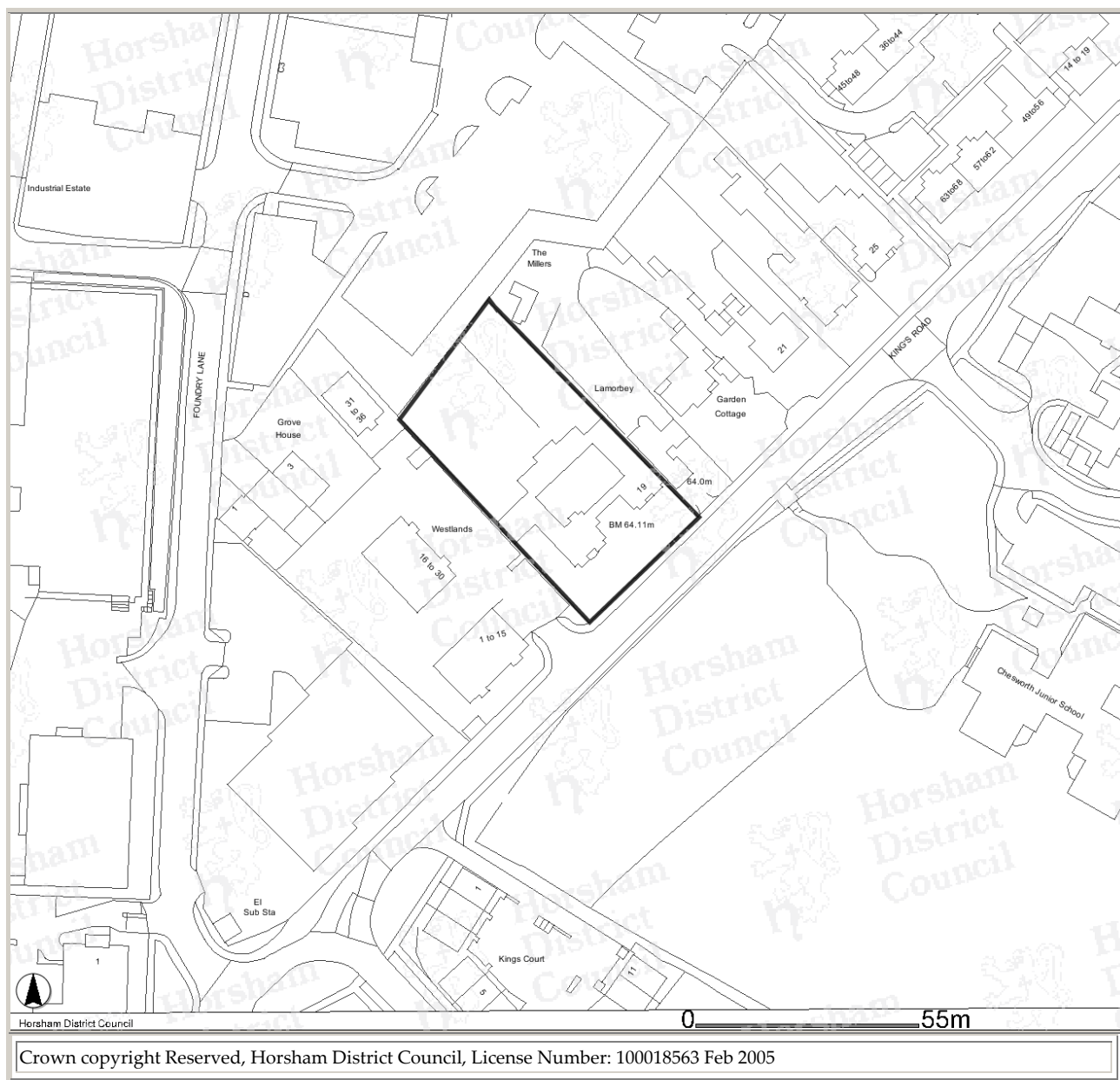


<b>Site Name</b>	<b>9 – 13 Crawley Road, Horsham</b>			<b>Ref. No.</b>	PDL11
<b>Site Description</b>	3 Large detached houses with long rear gardens.				
<b>Site Type</b>	Intensification				
<b>Site History</b>	An outline application for the demolition of 2 houses and erection of 11 was refused at appeal in October 2003. The Inspector stated that the design of the proposal would damage the character of the area and harm neighbouring properties. An application for the demolition of 3 properties and the erection of 15 was then submitted in outline form (NH/166/03) but has since been withdrawn. However, the principle of redevelopment of the area is not objected to as long as the scheme is of a high quality.				
<b>Consultation Responses</b>	<ul style="list-style-type: none"> <li>- Consider site may not come forwards for development</li> <li>- Site uncertain</li> </ul>				
<b>Potential phasing of development</b>	2006 – 2011				
<b>Area</b>	0.29ha	<b>Density</b>	52dph	<b>No. of dwellings</b>	15





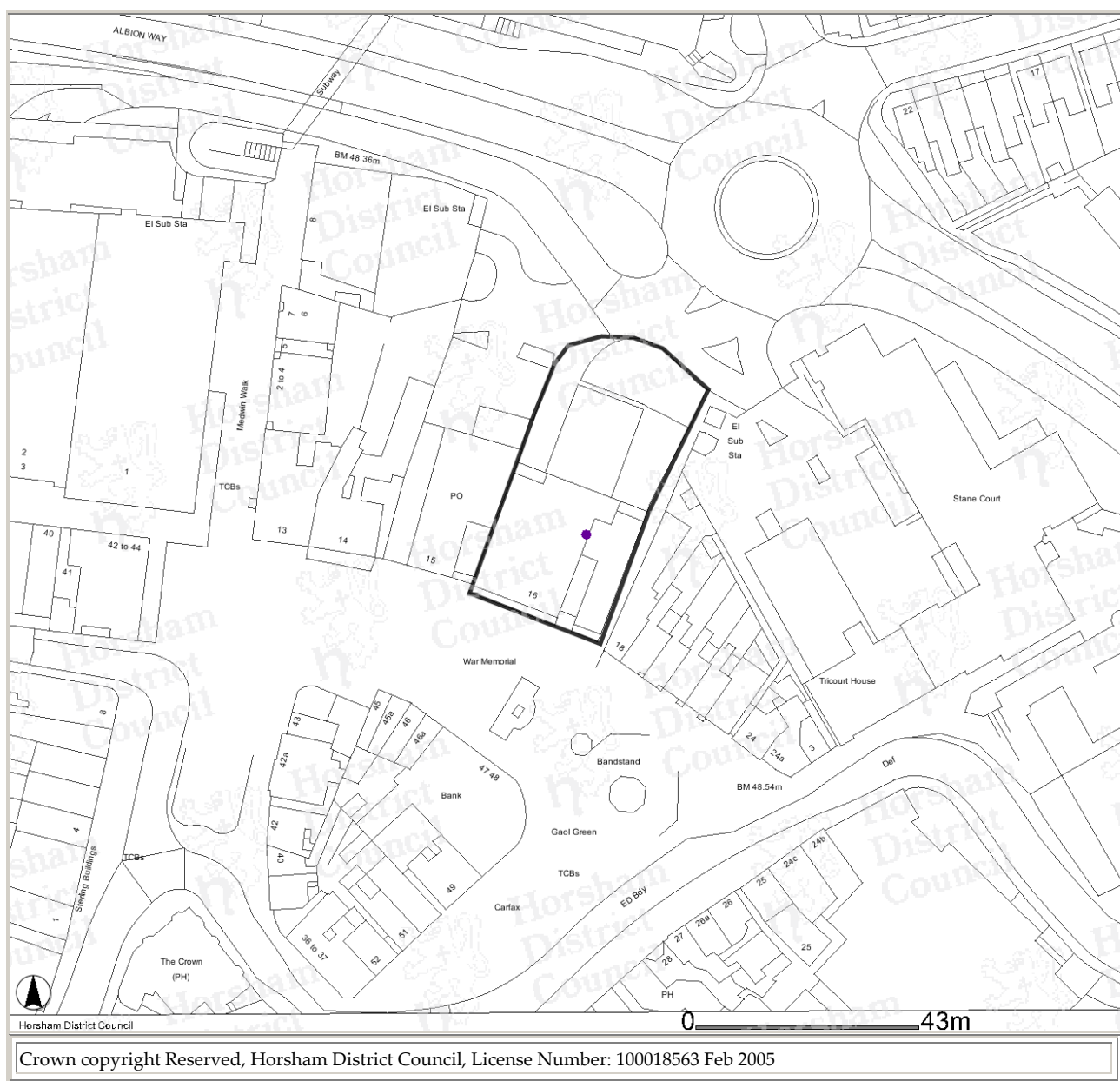
<b>Site Name</b>	<b><i>Cats Protection League, Kings Road, Horsham</i></b>				<b>Ref. No.</b>	PDL13
<b>Site Description</b>	Two large houses within the Horsham built-up area converted to offices for the Cats Protection League in the late 1980's. The site is surrounded by residential development and on a main road with good access to the town centre and railway station.					
<b>Site Type</b>	Commercial redevelopment					
<b>Site History</b>	An application for 21 flats has been permitted and the development is almost complete. The Cats Protection League has relocated.					
<b>Consultation Responses</b>	Site should be retained for employment uses					
<b>Potential phasing of development</b>	2003 - 2006					
<b>Area</b>	0.25ha	<b>Density</b>	84dph	<b>No. of dwellings</b>	21	



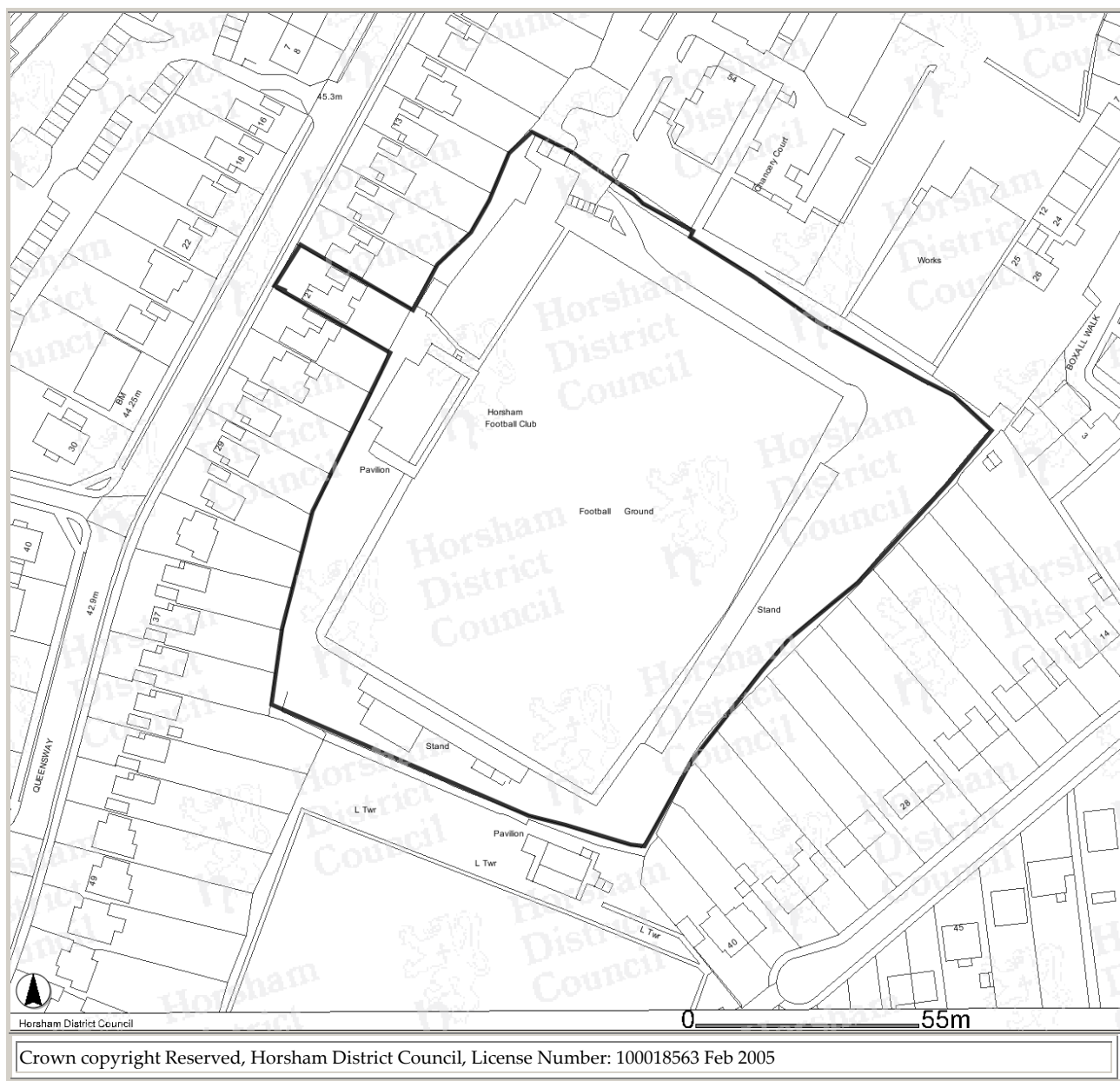




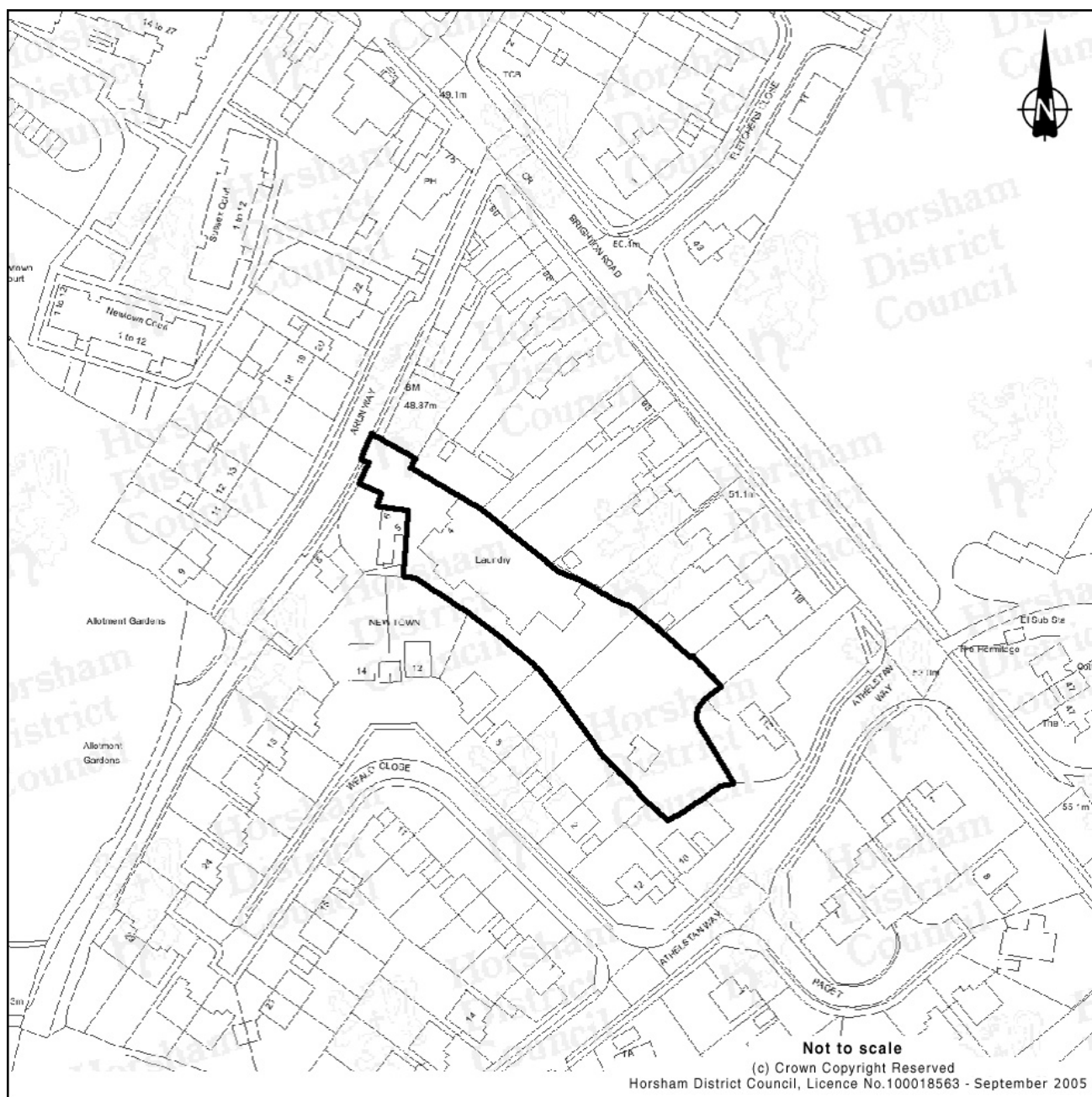
<b>Site Name</b>	<b>Grandford House, 16 Carfax, Horsham</b>			<b>Ref. No.</b>	PDL15
<b>Site Description</b>	Office building in Horsham town centre				
<b>Site Type</b>	Other				
<b>Site History</b>	2 Applications have been submitted for conversion of the premises to 20 flats in total. One application was permitted in December 2004. Although there is some concern over the loss of office accommodation it is felt that encouraging more residential properties in the town centre is in line with guidance and the principle of the conversion is therefore accepted.				
<b>Consultation Responses</b>	Site was identified through planning application monitoring				
<b>Potential phasing of development</b>	2006 - 2011  The development of the office conversion is almost complete				
<b>Area</b>	0.2ha	<b>Density</b>	110dph	<b>No. of dwellings</b>	20



<b>Site Name</b>	<b><i>Horsham Football Club</i></b>			<b>Ref. No.</b>	PDL16
<b>Site Description</b>	Horsham Town Football club and associated buildings				
<b>Site Type</b>	Other				
<b>Site History</b>	An application was permitted in April 2000 for demolition of one house and the erection of 47 dwellings. This has yet to be implemented as the football club is still seeking a site to relocate and expand onto. Once this is achieved it is anticipated that a new application will be submitted increasing the numbers by a further 50 dwellings.				
<b>Consultation Responses</b>	Various responses were received concerning the possible relocation site at Hornbrook / Hilliers. No specific comments were received on the redevelopment of the club site other than development of the site is dependent on finding a new site for the club.				
<b>Potential phasing of development</b>	2006 - 2011				
<b>Area</b>	1.78ha	<b>Density</b>	54dph	<b>No. of dwellings</b>	97

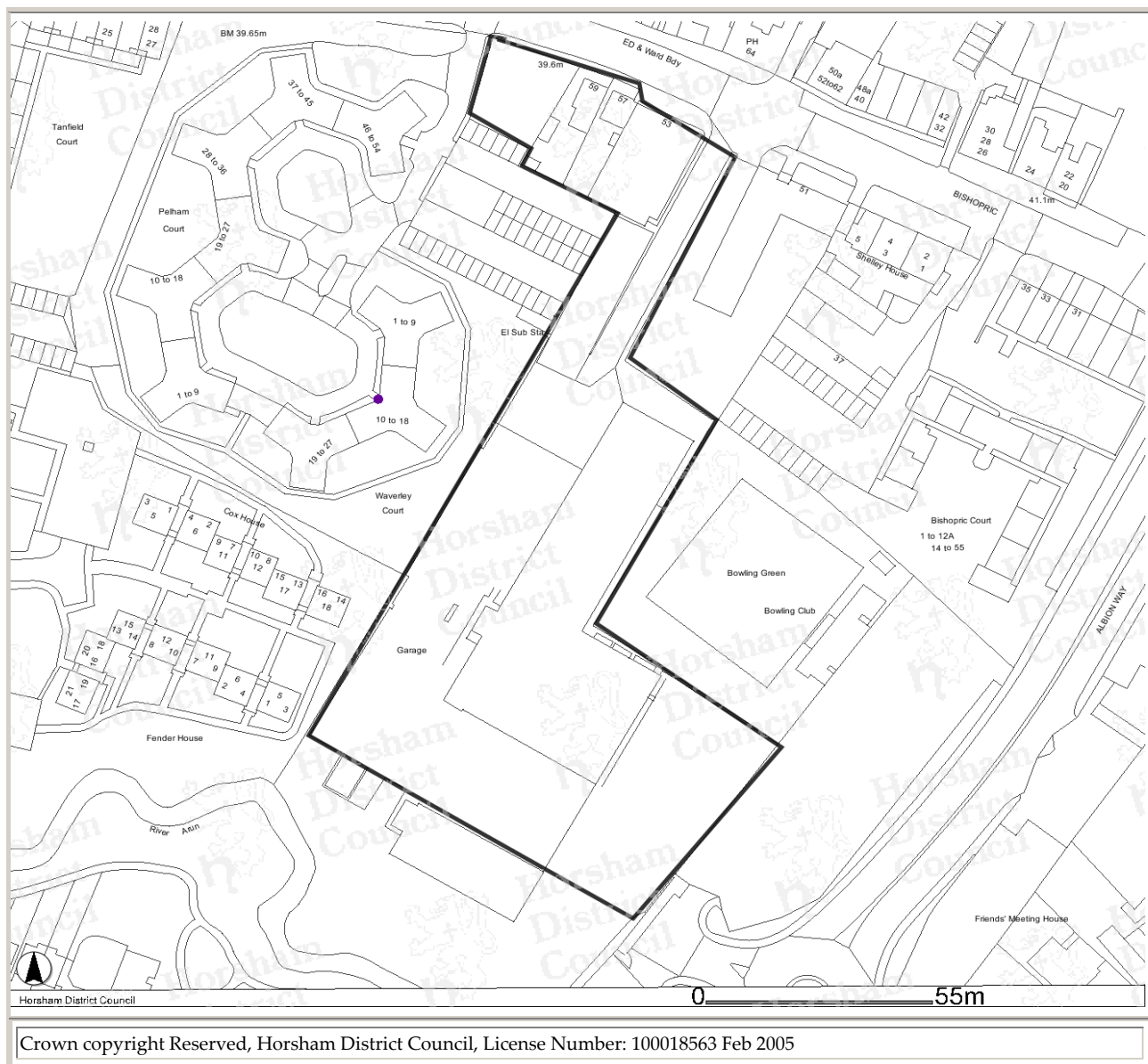


<b>Site Name</b>	<b><i>Laundry Site, Arun Road, Horsham</i></b>				<b>Ref. No.</b>	PDL17
<b>Site Description</b>	Former commercial laundry site and large gardens of nearby property					
<b>Site Type</b>	Commercial redevelopment and intensification.					
<b>Site History</b>	The laundry closed in 2003, the site has since been up for sale and approaches to redevelop it for approximately 10 units have been made to this Council in the last year.					
<b>Consultation Responses</b>	<ul style="list-style-type: none"> <li>- Access is inadequate and there could be an impact on the amenity of surrounding residents</li> <li>- Development must be sympathetic to the surroundings</li> <li>- Any potential contamination should be investigated</li> </ul>					
<b>Potential phasing of development</b>	2006 – 2011					
<b>Area</b>	0.2ha	<b>Density</b>	50dph	<b>No. of dwellings</b>	10	

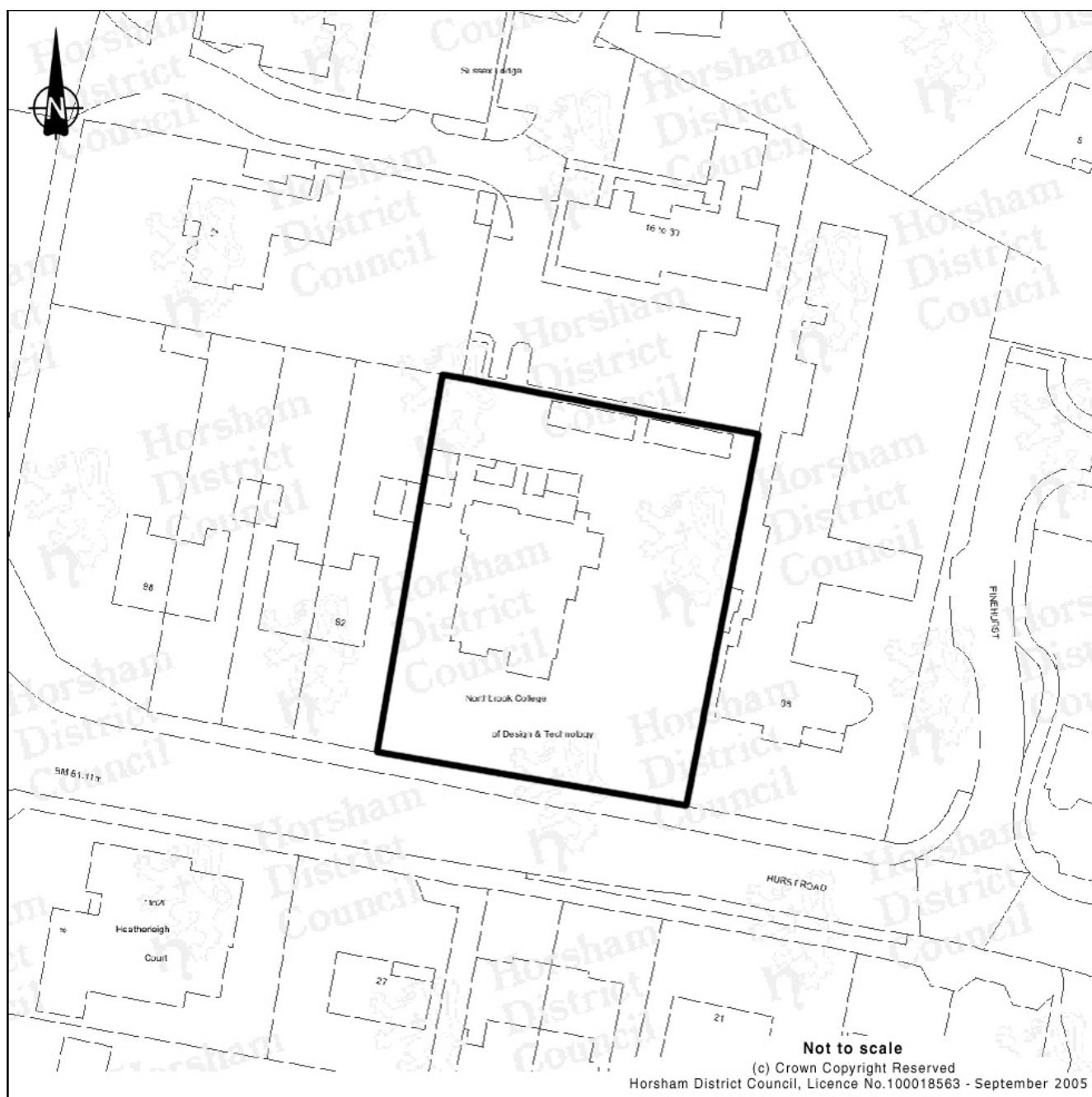




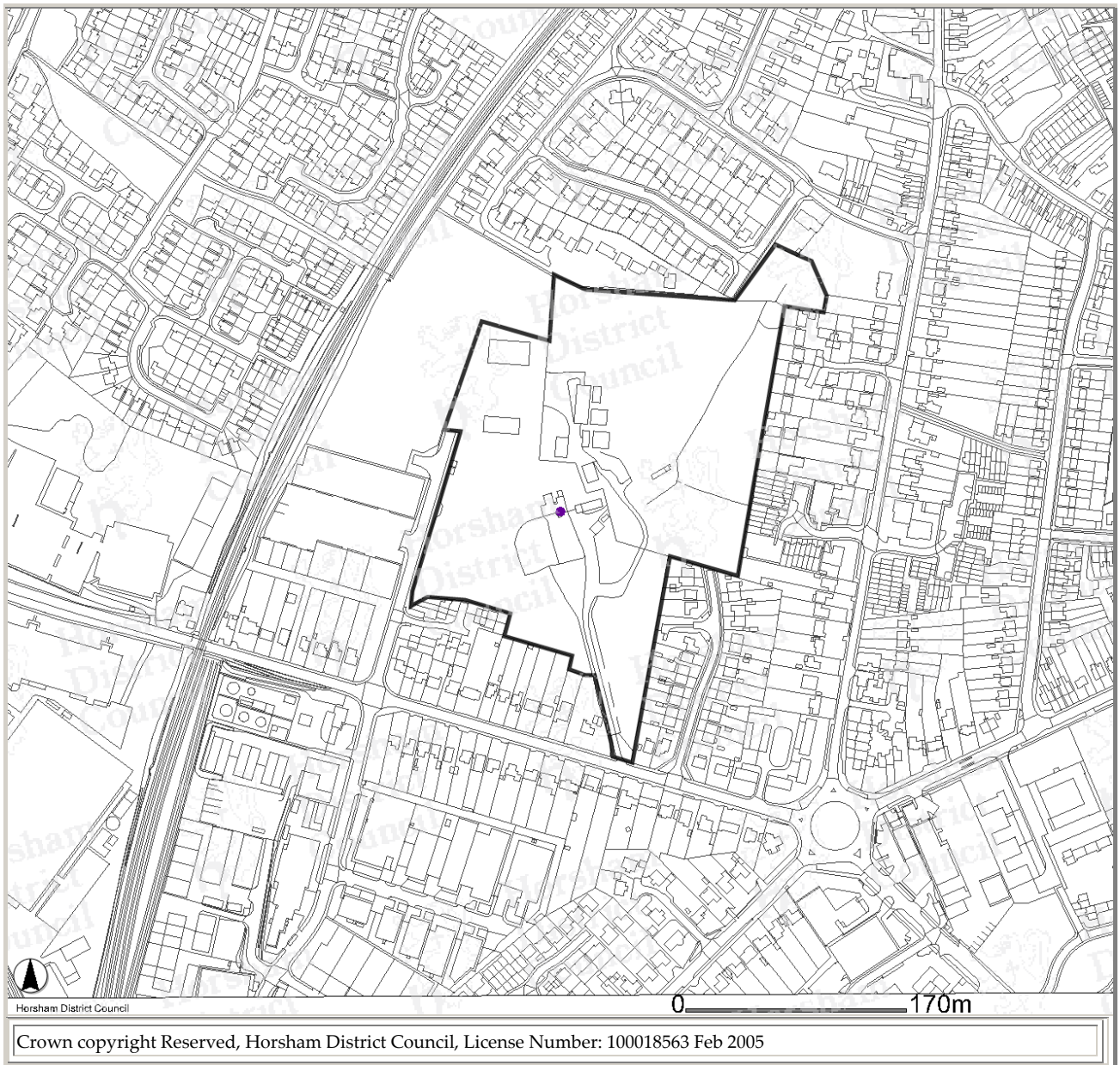
<b>Site Name</b>	<b><i>Lifestyle Ford, Bishopric, Horsham</i></b>			<b>Ref. No.</b>	PDL18
<b>Site Description</b>	Well used car workshop and showroom. Located in the town centre, the site is suitable for mixed-uses including high density residential development. The River Arun runs along the southern boundary of the site and the extent of the flood plain needs to be fully investigated.				
<b>Site Type</b>	Commercial redevelopment				
<b>Site History</b>	There have been ongoing discussions over the future of this site. The land owners indicate that they will be available for redevelopment once the business has relocated. They are currently seeking a site which could be provided as part of the Land West of Horsham Strategic Development, therefore it is likely that the existing site will be redeveloped in the longer term.				
<b>Consultation Responses</b>	<ul style="list-style-type: none"> <li>- Feel business should remain at present site and therefore not require relocation to a greenfield site</li> <li>- Consider potential contamination on site needs to be investigated</li> <li>- Site is not available for development, requires relocation of business</li> <li>- Existing high value, no assessment of commercial use, development uncertain</li> </ul>				
<b>Potential phasing of development</b>	2011 - 2018				
<b>Area</b>	0.93ha	<b>Density</b>	120dph	<b>No. of dwellings</b>	105



<b>Site Name</b>	<b><i>Northbrook College, Hurst Road, Horsham</i></b>				<b>Ref. No.</b>	PDL19
<b>Site Description</b>	Large building containing the former Northbrook College plus some temporary accommodation set in a large plot.					
<b>Site Type</b>	Commercial redevelopment					
<b>Site History</b>	Northbrook College has recently closed to students and it is anticipated that this site will be considered for residential development. Any development would have to take into account the distinctive character of Hurst Road.					
<b>Consultation Responses</b>	New addition to list following closure of college					
<b>Potential phasing of development</b>	2006 - 2011					
<b>Area</b>	0.18ha	<b>Density</b>	75	<b>No. of dwellings</b>	13	

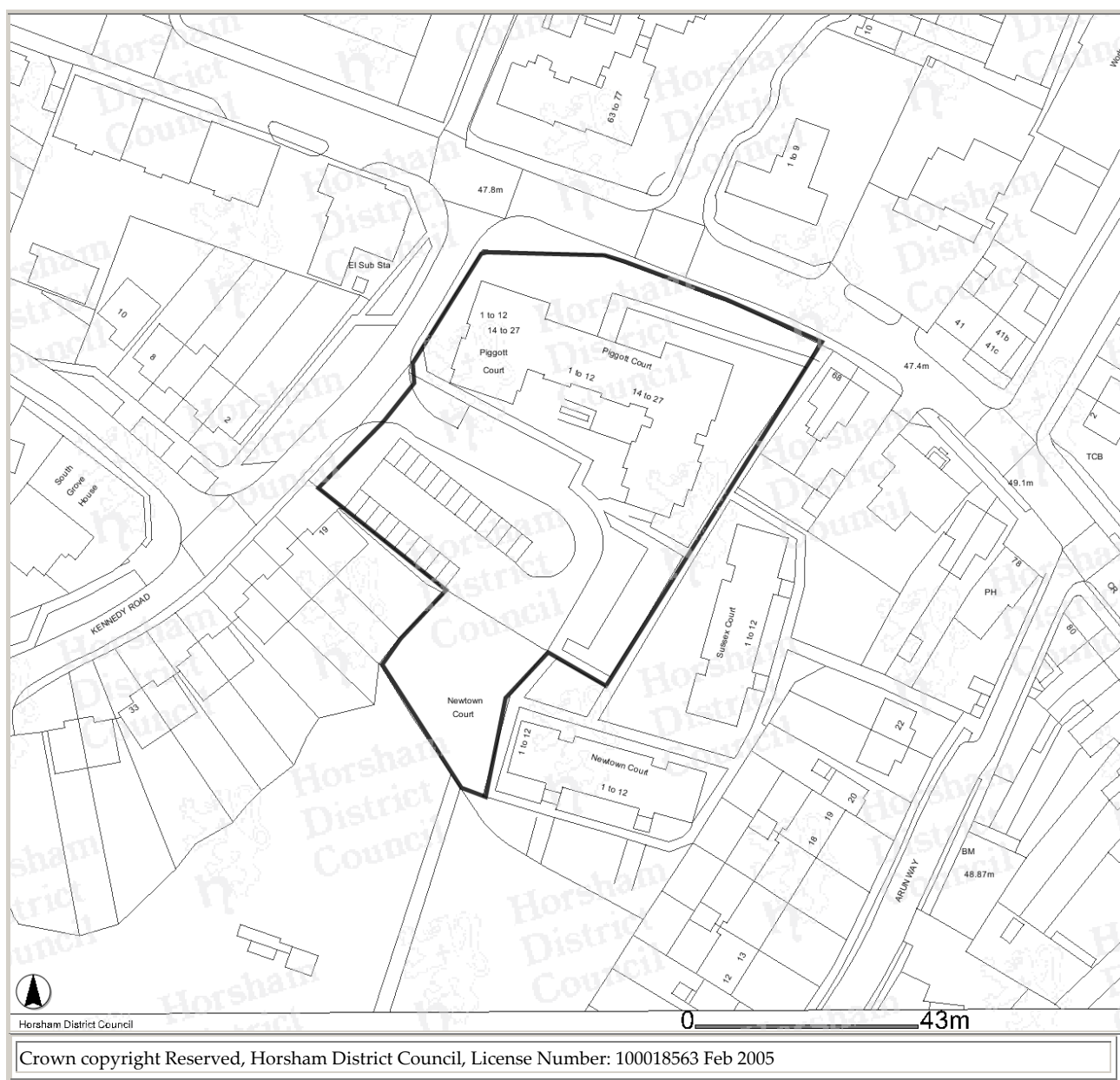


<b>Site Name</b>	<b><i>Parsonage Farm, Horsham</i></b>			<b>Ref. No.</b>	PDL20
<b>Site Description</b>	Site is currently used for business including the storage and maintenance of vehicles and engineering related machinery. There is a Grade II listed building (Parsonage Farm) on the site and it is in an area of mixed residential and industrial uses.				
<b>Site Type</b>	Commercial redevelopment and intensification				
<b>Site History</b>	<p>The site has been in use since the 1920's but due to its location, proposals for further industrial use have to be carefully considered. Previous proposals for residential redevelopment of the site have been resisted by the landowners although in more recent years some parcels of land have been released for development. More recently an application for 23 houses has been refused on the southern part of the site as it does not result in a comprehensive scheme for the whole site.</p> <p>There is public support for the development of this site but due to land ownership issues it is felt that the comprehensive development will only take place in the longer-term. It is assumed that 2/3 of the site may be developed to take account of the need for open space and to protect the listed building. Part of the site adjoining the railway may be better suited to commercial development or the consolidation of uses on the site, it may also be possible to increase the density of development in some areas of the site. A planning brief should be developed for the site and the Council is progressing with a Compulsory Purchase Order.</p>				
<b>Consultation Responses</b>	<ul style="list-style-type: none"> <li>- Site not deliverable due to ownership issues</li> <li>- Owners of site object to its inclusion</li> <li>- Concern over access arrangements</li> <li>- Support – wish to see site developed shortly, scheme should be comprehensive</li> <li>- Support if no more than 160 dwellings and 2/3rds designated as open space</li> <li>- Support compulsory purchase of site</li> <li>- Ideal site for homes but they must not be crammed on site</li> <li>- Do not want Nedrett Close, Ringley Road or Treadcroft Drive opened</li> <li>- Concern over traffic levels</li> <li>- There is a water course in the site, flooding and contamination potential needs to be considered</li> <li>- Should include affordable housing provision</li> <li>- Could put a strain on infrastructure</li> <li>- Document should show only part of site available</li> <li>- Could use some of site for park &amp; ride</li> <li>- Industrial use is not appropriate if site developed for housing</li> </ul>				
<b>Potential phasing of development</b>	2011 – 2018				
<b>Area</b>	4.5ha	<b>Density</b>	35dph	<b>No. of dwellings</b>	160

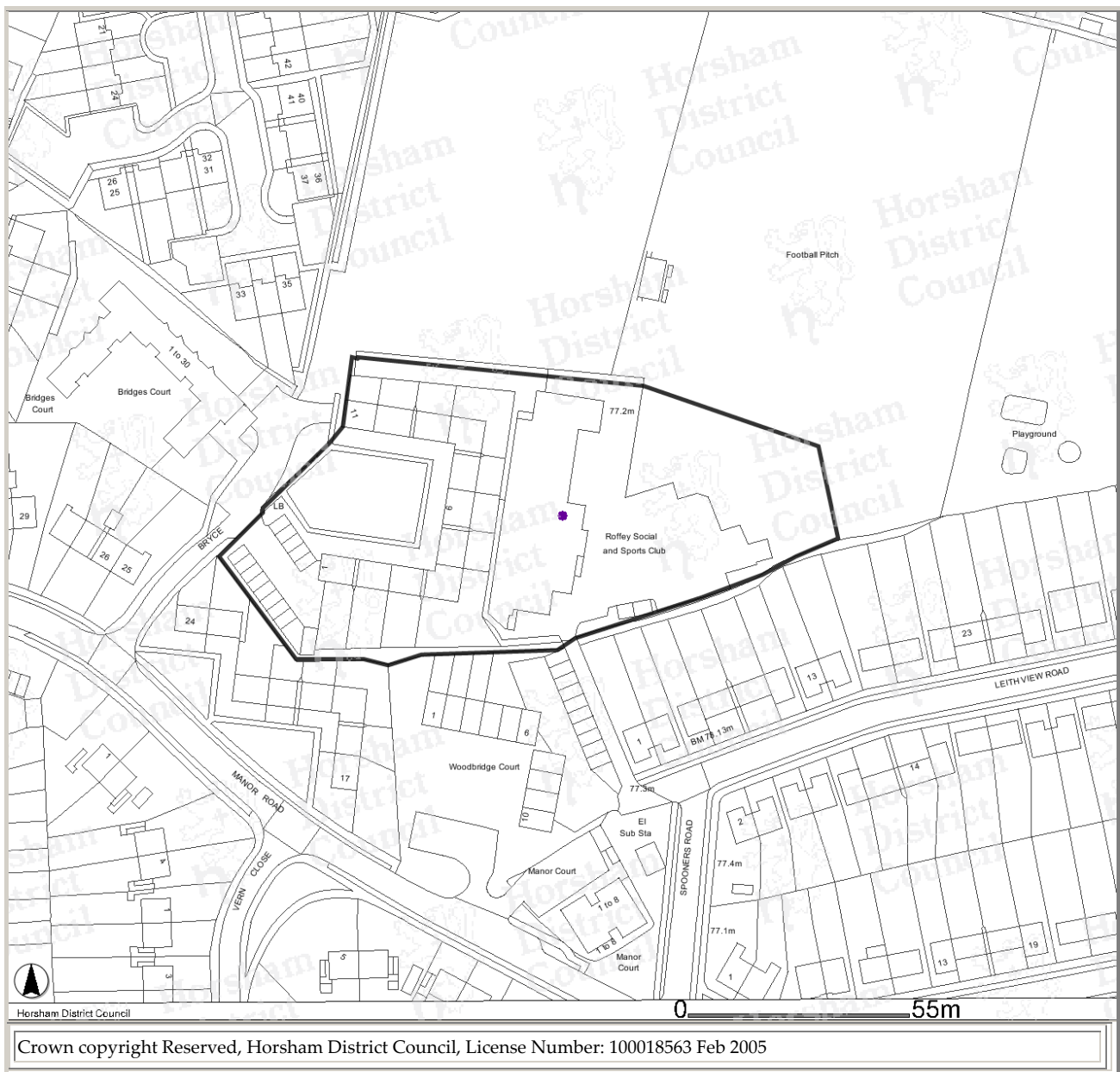




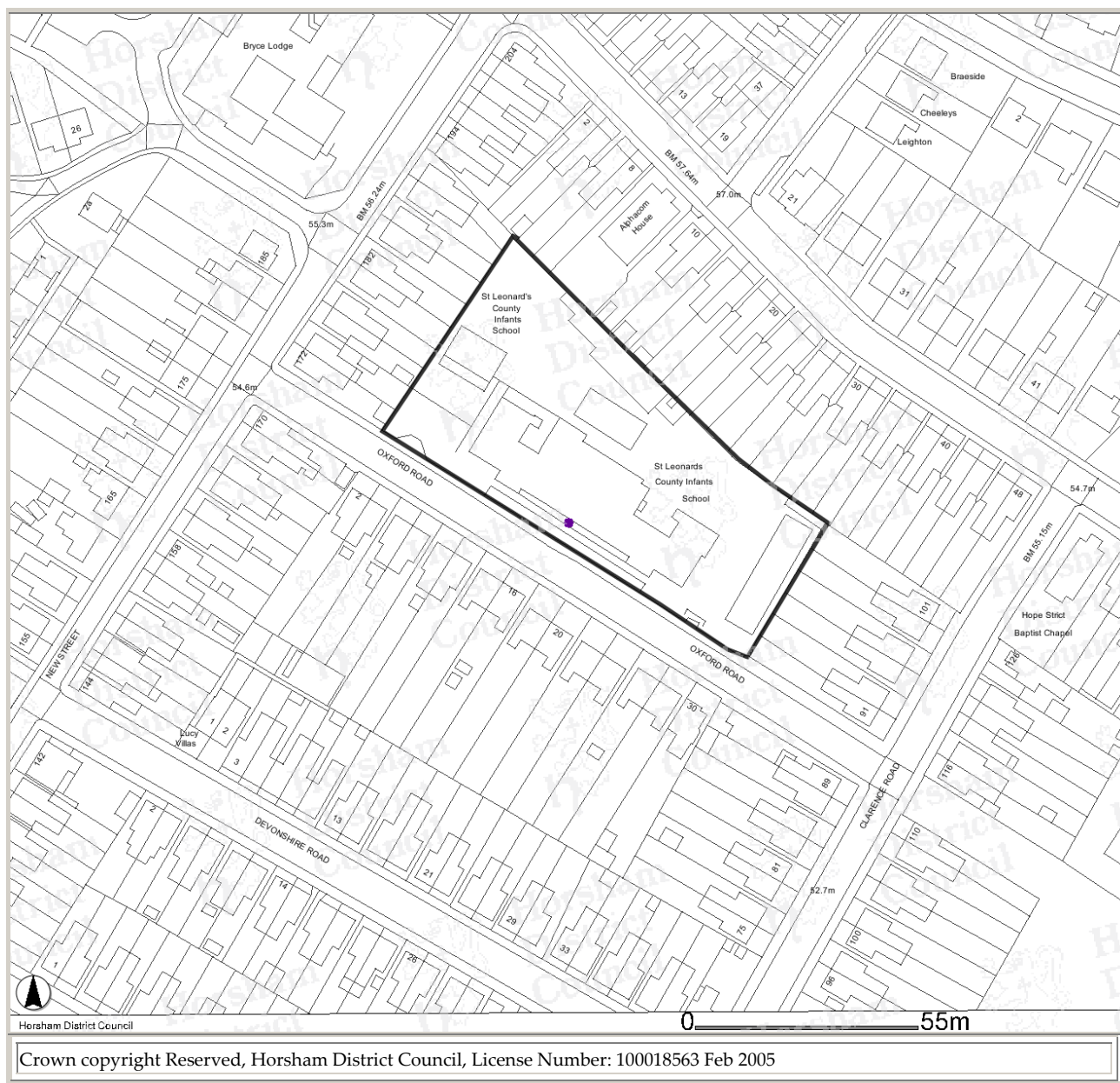
<b>Site Name</b>	<b><i>Piggott Court, Kennedy Road, Horsham</i></b>			<b>Ref. No.</b>	PDL21
<b>Site Description</b>	26 Elderly persons flats within a residential part of Horsham built-up area. The site is within easy walking distance from many shops and services.				
<b>Site Type</b>	Intensification / Residential redevelopment				
<b>Site History</b>	Saxon Weald homes (a Registered Social Landlord) have been in discussions about redeveloping the site for mixed tenure units as the existing housing requires substantial improvement. Application DC/04/2035 was permitted in July 2005 for the demolition of 27 dwellings and erection of 46 flats.				
<b>Consultation Responses</b>	<ul style="list-style-type: none"> <li>- Site is complex, there is significant opposition</li> <li>- There are potential drainage issues that need to be investigated</li> <li>- Concern over loss of parking</li> </ul>				
<b>Potential phasing of development</b>	2006 - 2011				
<b>Area</b>	0.45	<b>Density</b>	100dph	<b>No. of dwellings</b>	46



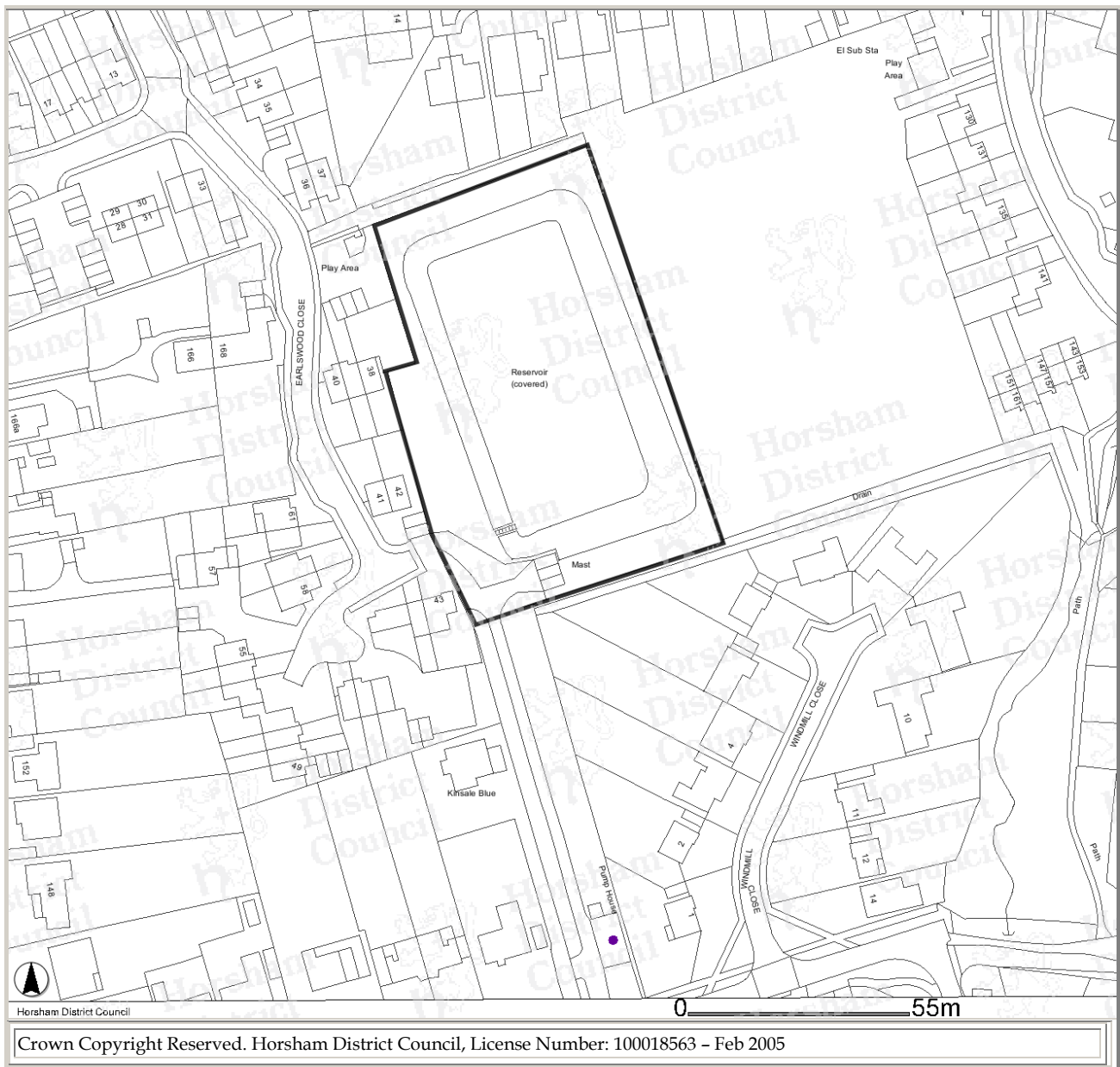
<b>Site Name</b>	<b><i>Roffey Sports and Social Club</i></b>			<b>Ref. No.</b>	PDL22
<b>Site Description</b>	Existing club house, parking area and Saxon Weald owned homes.				
<b>Site Type</b>	Mixed use, recreation and leisure				
<b>Site History</b>	There is no relevant planning history for this site, a project to investigate a mixed use redevelopment has been undertaken by consultants and the results are being used as the basis for a comprehensive scheme involving substantial improvements to the recreation ground, sports facilities and Social & Sports club.				
<b>Consultation Responses</b>	- See Preferred Options Response to Representations Report for full analysis or responses				
<b>Potential phasing of development</b>	2006 – 2011				
<b>Area</b>	1ha	<b>Density</b>	70dph	<b>No. of dwellings</b>	70



<b>Site Name</b>	<b><i>St Leonards School, Horsham</i></b>			<b>Ref. No.</b>	PDL23
<b>Site Description</b>	Primary School in residential area of Horsham town				
<b>Site Type</b>	Other				
<b>Site History</b>	No relevant planning history exists for this site. The density of any development should reflect the Victorian Terraces surrounding the site.				
<b>Consultation Responses</b>	Identified through the consultation process by West Sussex County Council, the school is identified for closure due to falling school roles and will be combined with another in the area. The site will then be made available for residential redevelopment. - Need to investigate potential for flooding				
<b>Potential phasing of development</b>	2006 – 2011				
<b>Area</b>	0.47ha	<b>Density</b>	35dph	<b>No. of dwellings</b>	16

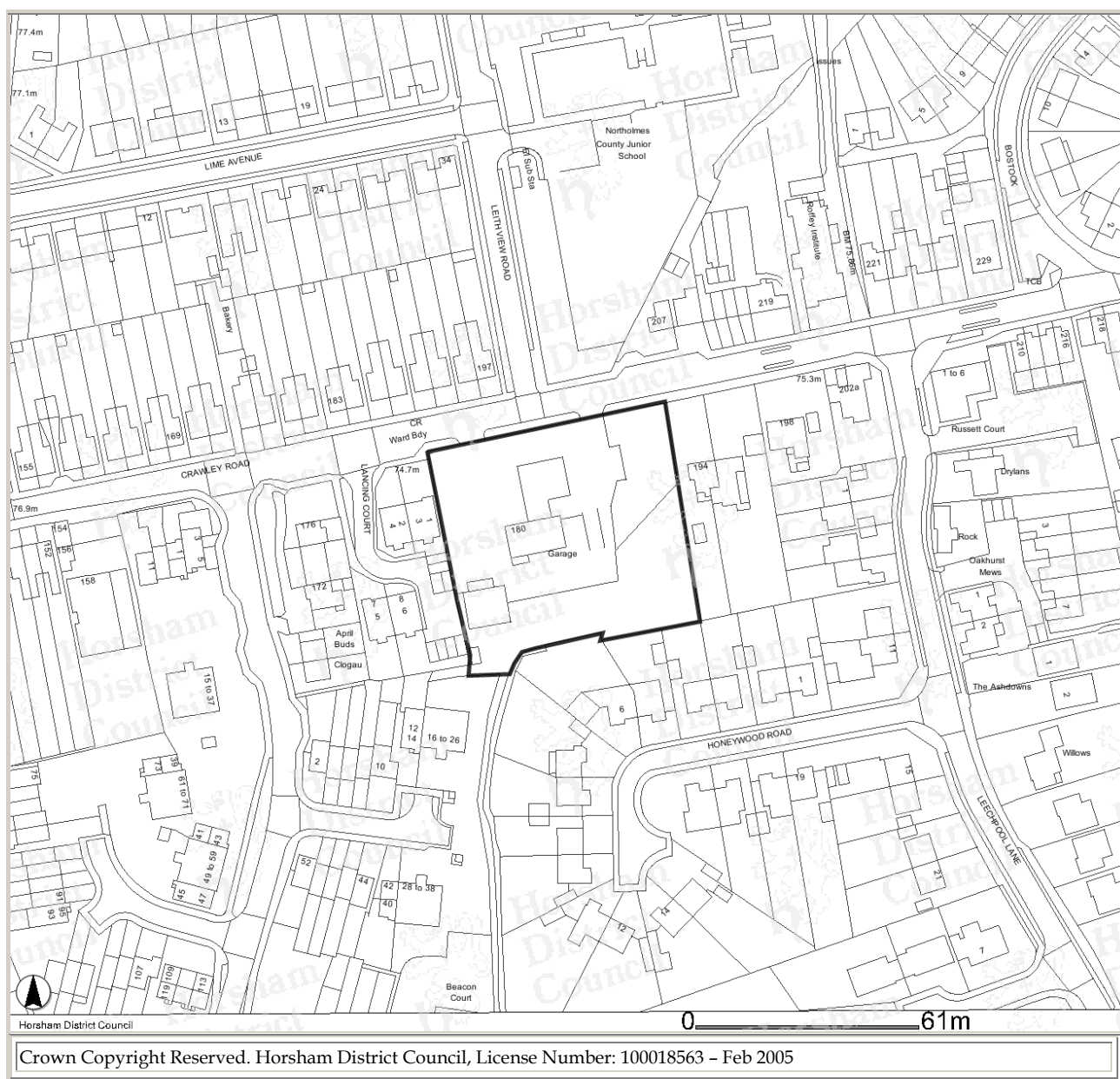


<b>Site Name</b>	<b><i>Star Reservoir, Comptons Brow Lane, Horsham</i></b>				<b>Ref. No.</b>	PDL24
<b>Site Description</b>	Covered reservoir in Horsham					
<b>Site Type</b>	Previously developed vacant land and buildings					
<b>Site History</b>	No relevant planning history exists for the site however, another covered reservoir in Fitzalan Road was redeveloped in 1999 therefore it is considered that this site has potential.					
<b>Consultation Responses</b>	Site was identified through consultation process by Southern Water - Question availability of site - A watercourse runs near, need to investigate potential for flooding					
<b>Potential phasing of development</b>	2006 - 2011					
<b>Area</b>	0.8ha	<b>Density</b>	40dph	<b>No. of dwellings</b>	32	

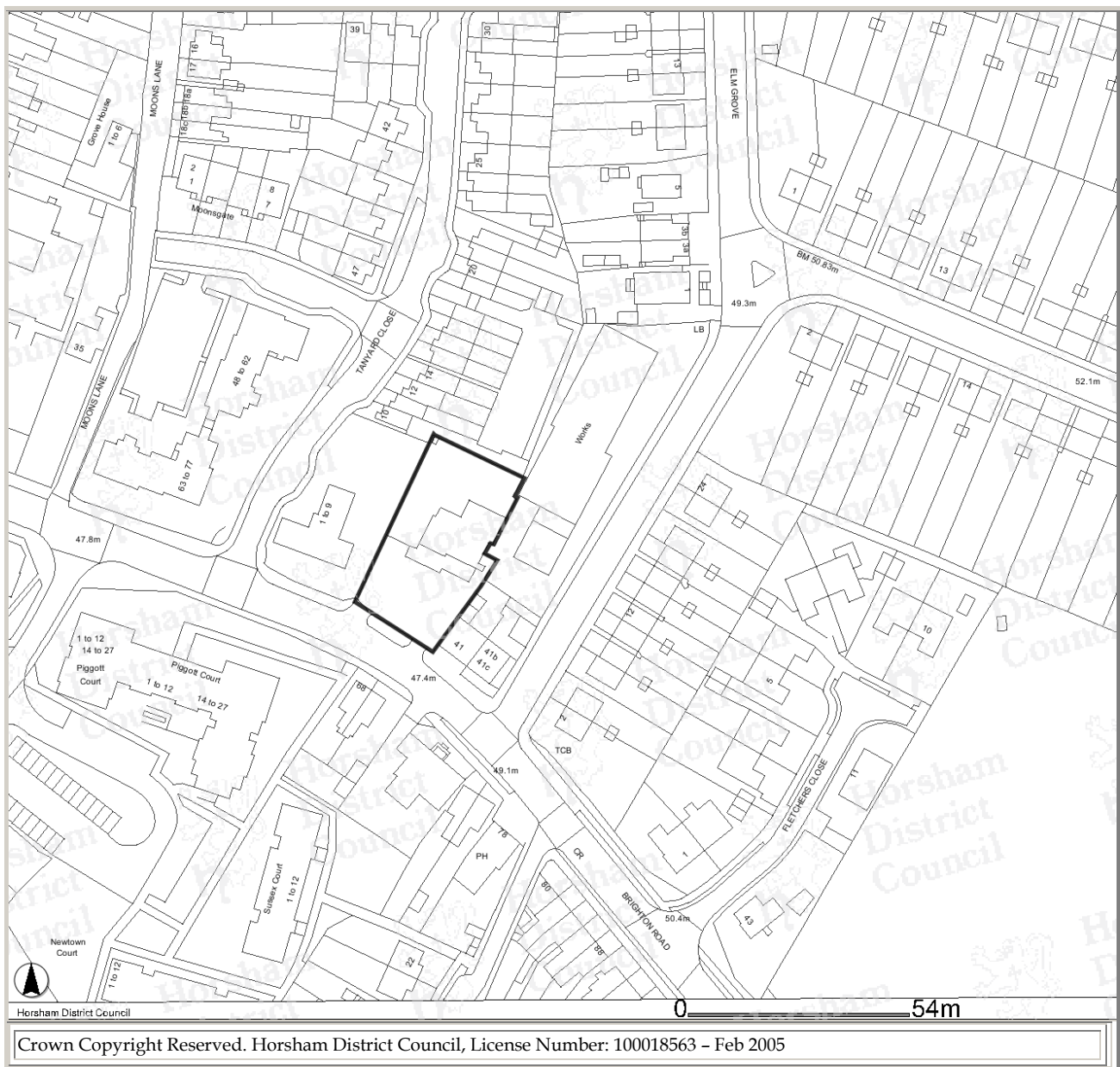




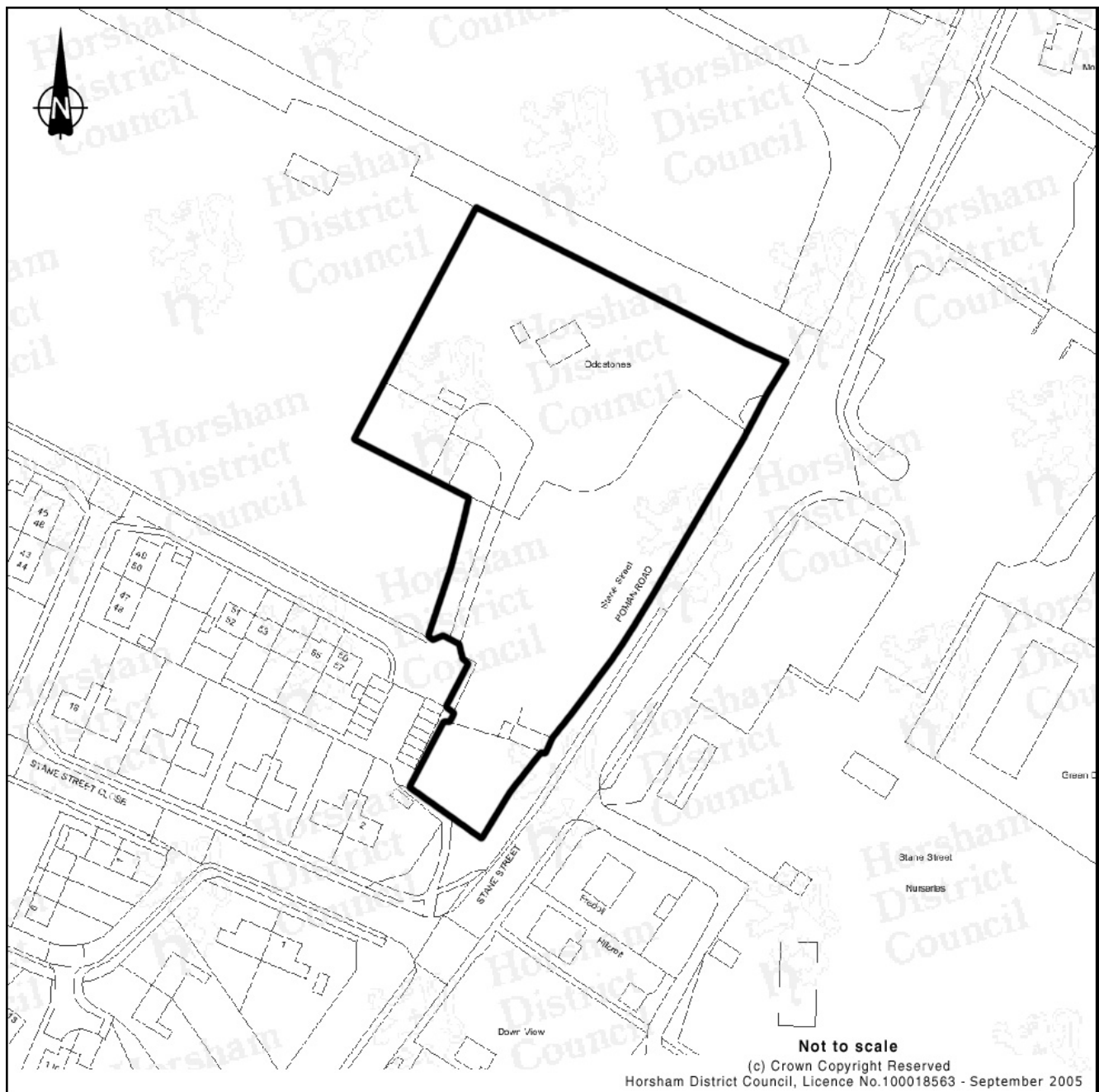
<b>Site Name</b>	<b><i>Texaco Garage, Crawley Road, Horsham</i></b>			<b>Ref. No.</b>	PDL25
<b>Site Description</b>	Garage and hard standing within Roffey, Horsham				
<b>Site Type</b>	Commercial redevelopment				
<b>Site History</b>	An outline application for 5 dwellings was previously permitted on part of the site. A further application has now been submitted for 44 dwellings over the whole site. (Ref DC/05/1635). Although there are concerns over the design of the proposal, there is no objection to the principle of redevelopment and it is therefore anticipated that the scheme will be developed in the medium term.				
<b>Consultation Responses</b>	-				
<b>Potential phasing of development</b>	2006 - 2011				
<b>Area</b>	0.47ha	<b>Density</b>	94dph	<b>No. of dwellings</b>	39 (5 previously permitted)



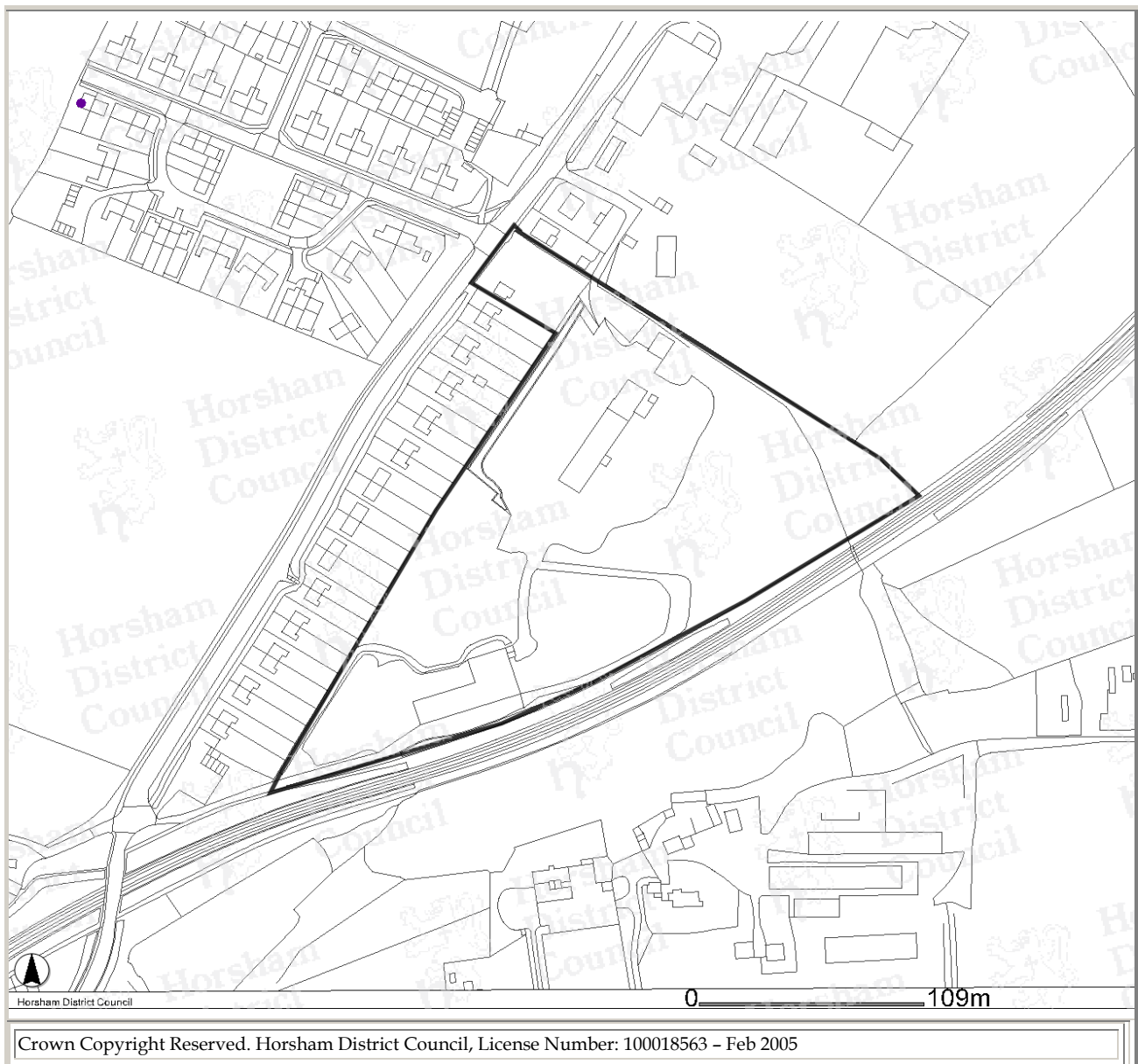
<b>Site Name</b>	<b><i>Tyre Repair Shop, 39B Brighton Road, Horsham</i></b>				<b>Ref. No.</b>	PDL26
<b>Site Description</b>	Tyre repair shop in current use located on a main road near to local shops.					
<b>Site Type</b>	Commercial redevelopment					
<b>Site History</b>	An application for 12 flats has been submitted and will be permitted shortly. Development will commence once business on site has completed terms of lease.					
<b>Consultation Responses</b>	<ul style="list-style-type: none"> <li>- Support for redevelopment of site, considers it has potential.</li> <li>- Site has potential</li> <li>- Objections raised to development by the current occupiers, not available for development, blights business.</li> <li>- There has been localised flooding in area, need to investigate potential contamination.</li> </ul>					
<b>Potential phasing of development</b>	2006 – 2011					
<b>Area</b>	0.12ha	<b>Density</b>	100dph	<b>No. of dwellings</b>	12	



<b>Site Name</b>	<i>Oddstones, Stane Street, Codmore Hill, Pulborough</i>				<b>Ref. No.</b>	PDL27
<b>Site Description</b>	House and large garden					
<b>Site Type</b>	Intensification					
<b>Site History</b>	No relevant planning history exists although a wider area has been submitted for development in the past through the Local Plan Review. The house and its curtilage has been included following a revision to the built-up area boundary.					
<b>Consultation Responses</b>	Site is a new addition to list					
<b>Potential phasing of development</b>	2006 – 2011					
<b>Area</b>	0.65ha	<b>Density</b>	35dph	<b>No. of dwellings</b>	23	

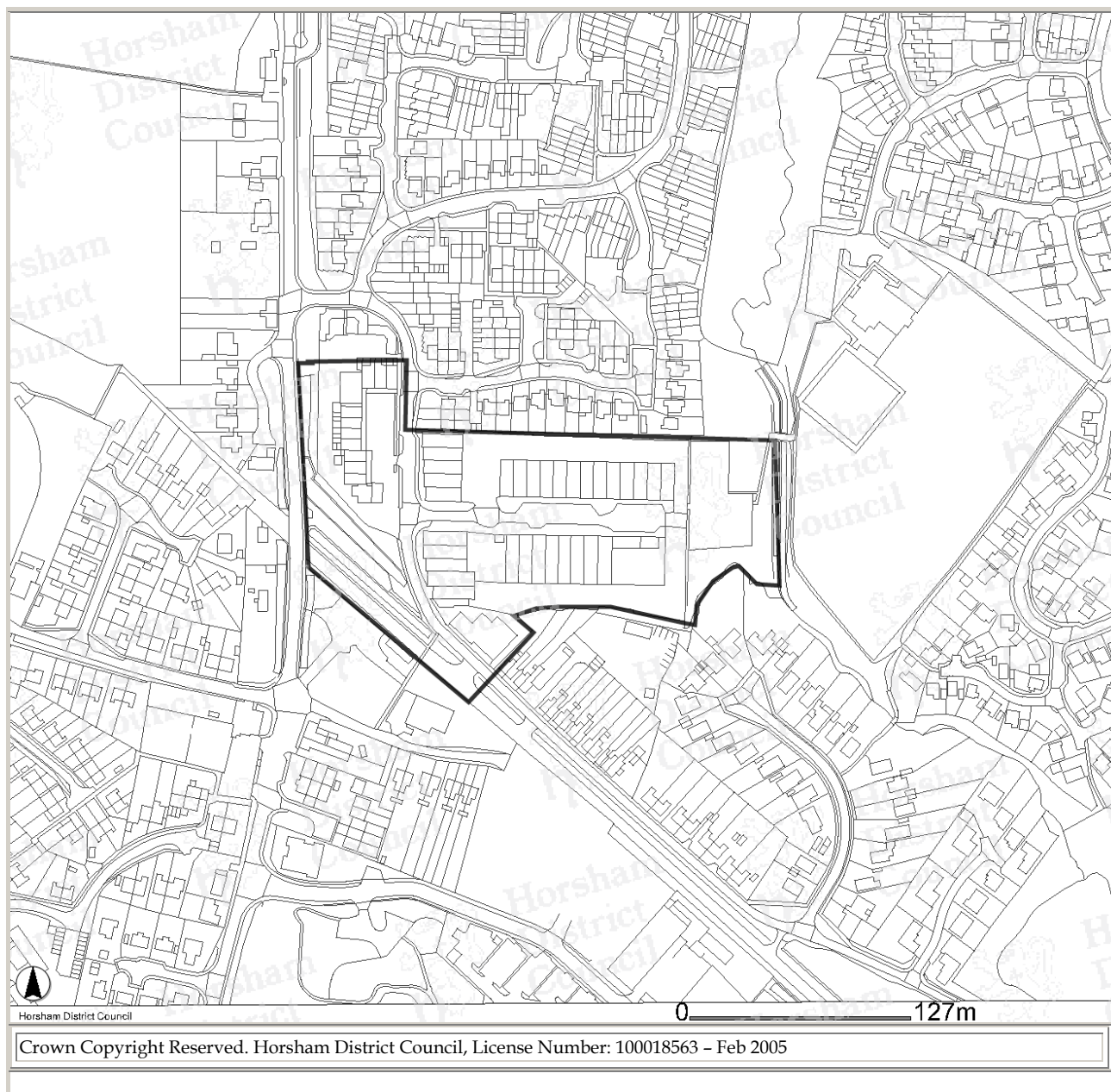


<b>Site Name</b>	<b><i>Riverside Concrete, Stane Street, Pulborough</i></b>			<b>Ref. No.</b>	PDL28
<b>Site Description</b>	The site has been used for concrete working; there has also been some tipping and landfill. It is now redundant and mostly derelict. The site is adjacent to the built-up area of Pulborough and it is anticipated that the built-up area boundary will be moved to incorporate the site in the forthcoming Local Development Framework.				
<b>Site Type</b>	Previously developed vacant land and buildings				
<b>Site History</b>	An application was submitted for a development of 146 homes. Although there are issues of detail to address the principle of the scheme is supported. (Ref DC/04/2763) Developers have been working up a scheme for some time and have assessed the levels of contamination.				
<b>Consultation Responses</b>	<ul style="list-style-type: none"> <li>- Support for development, should be developed before greenfield sites</li> <li>- Contamination on site, significant constraints and opposition</li> <li>- Site outside of built-up area, other uses should be considered before housing</li> <li>- Concern over access arrangements</li> <li>- A watercourse runs near site, need to investigate flooding potential</li> </ul>				
<b>Potential phasing of development</b>	2006 – 2011				
<b>Area</b>	3.6ha	<b>Density</b>	41dph	<b>No. of dwellings</b>	146

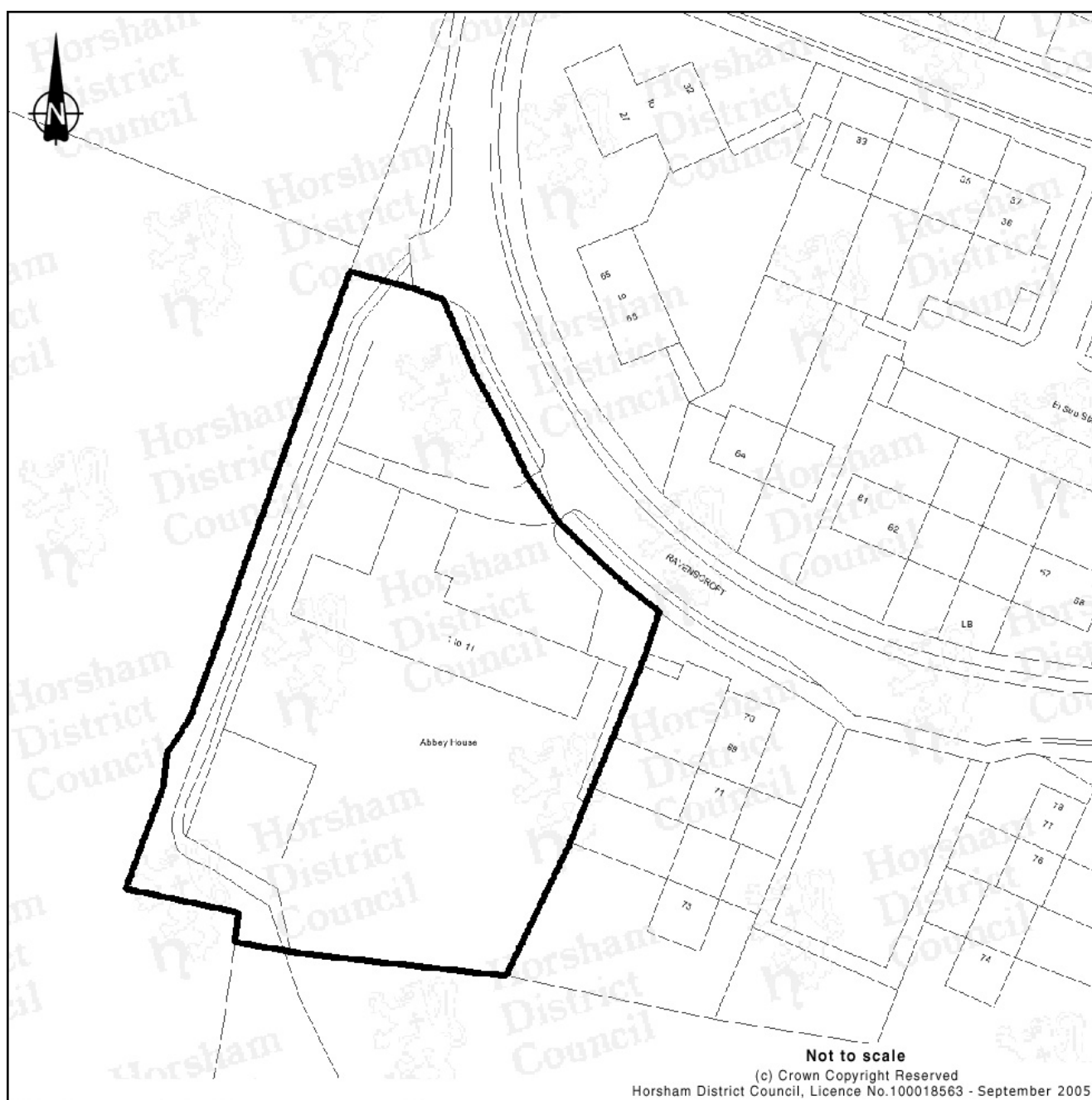




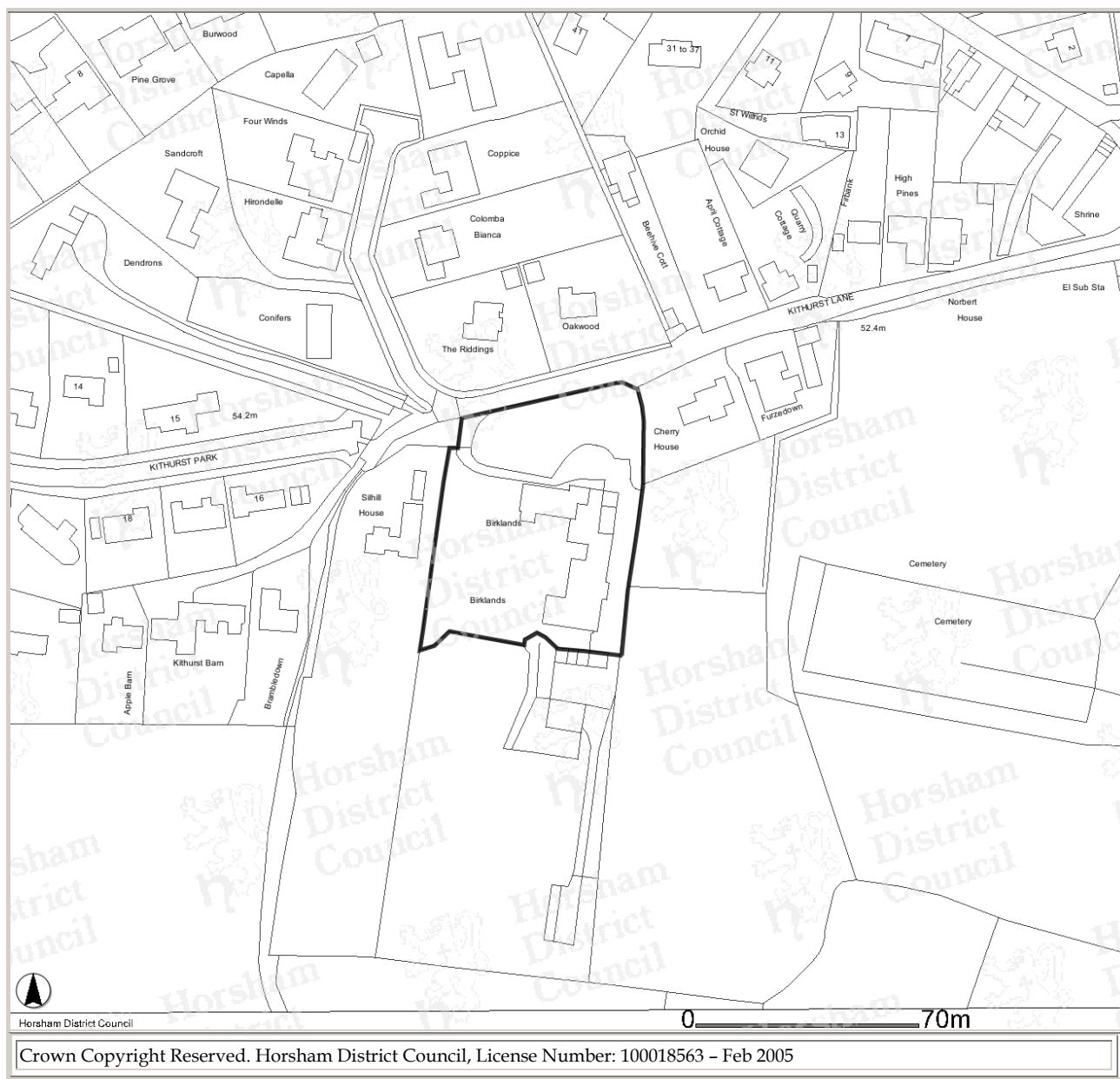
<b>Site Name</b>	<b><i>Southwater Village Centre</i></b>			<b>Ref. No.</b>	PDL29
<b>Site Description</b>	Industrial estate and shopping area				
<b>Site Type</b>	Mixed-use				
<b>Site History</b>	A variety of schemes for the redevelopment of this area and creation of a new village centre have been considered over a number of years. A number of applications have now been approved over a number of years for the site, in total 113 dwellings are anticipated on the site. 35 dwellings were permitted in an earlier plan period and are not counted to avoid double counting. This is large and complex scheme that will take longer to complete than a more standard house build.				
<b>Consultation Responses</b>	Site was identified through planning application monitoring. Considerable consultation has taken place over plans for the site for a number of years. - capacity yet to be properly determined, insufficient regard to other uses - Need to investigate any potential for contamination or flooding				
<b>Potential phasing of development</b>	2006 - 2011				
<b>Area</b>	n/a	<b>Density</b>	n/a	<b>No. of dwellings</b>	78



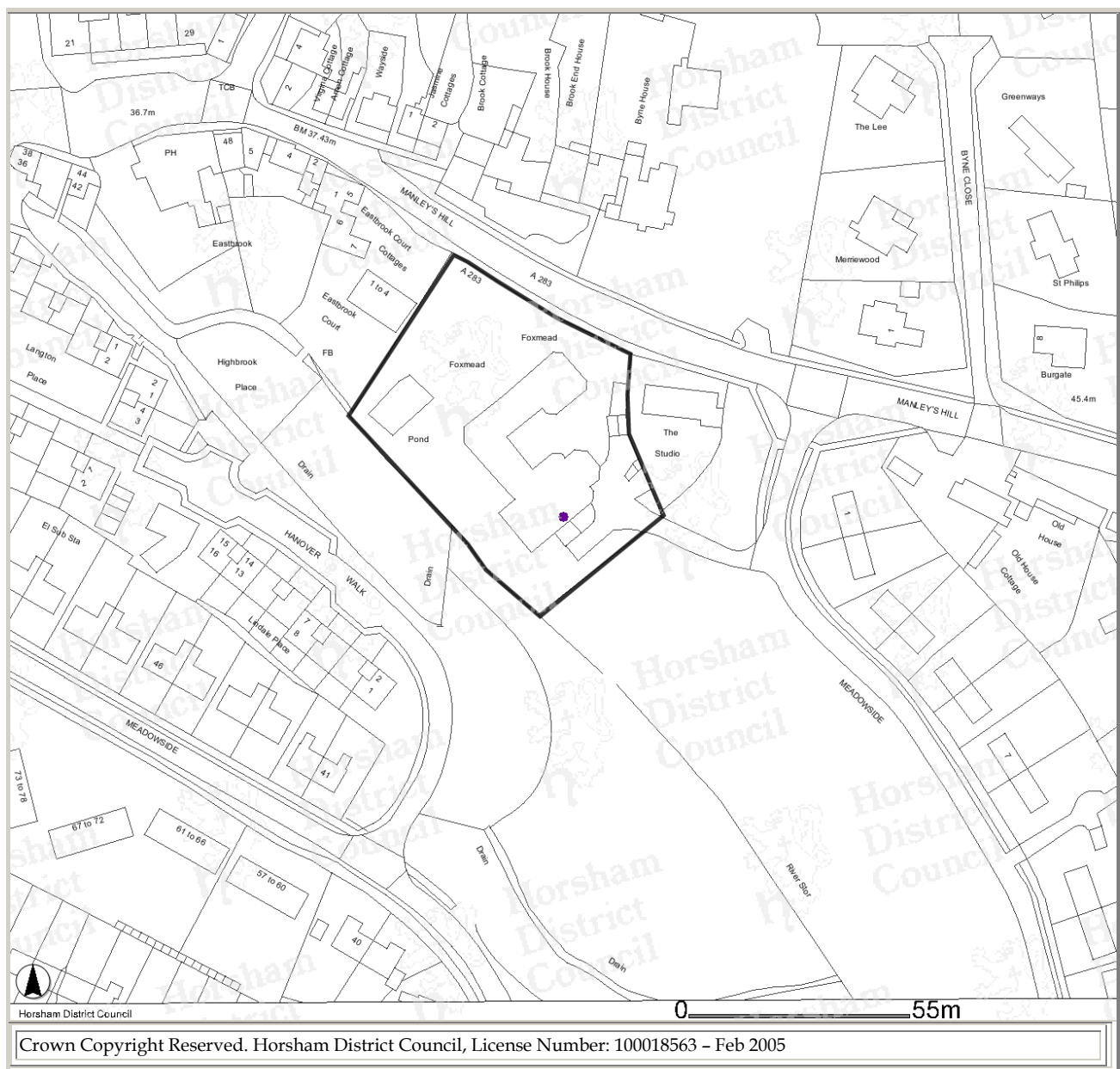
<b>Site Name</b>	<b><i>Abbey House, Ravenscroft, Storrington</i></b>				<b>Ref. No.</b>	PDL30
<b>Site Description</b>	Large residential property					
<b>Site Type</b>	Intensification					
<b>Site History</b>	No relevant planning history exists for this site but plans are being prepared for redevelopment of the site. Any scheme must consider its potentially prominent location on the edge of the South Downs AONB.					
<b>Consultation Responses</b>	New addition to list					
<b>Potential phasing of development</b>	2006 – 2011					
<b>Area</b>	0.3ha	<b>Density</b>	65dph	<b>No. of dwellings</b>	20	



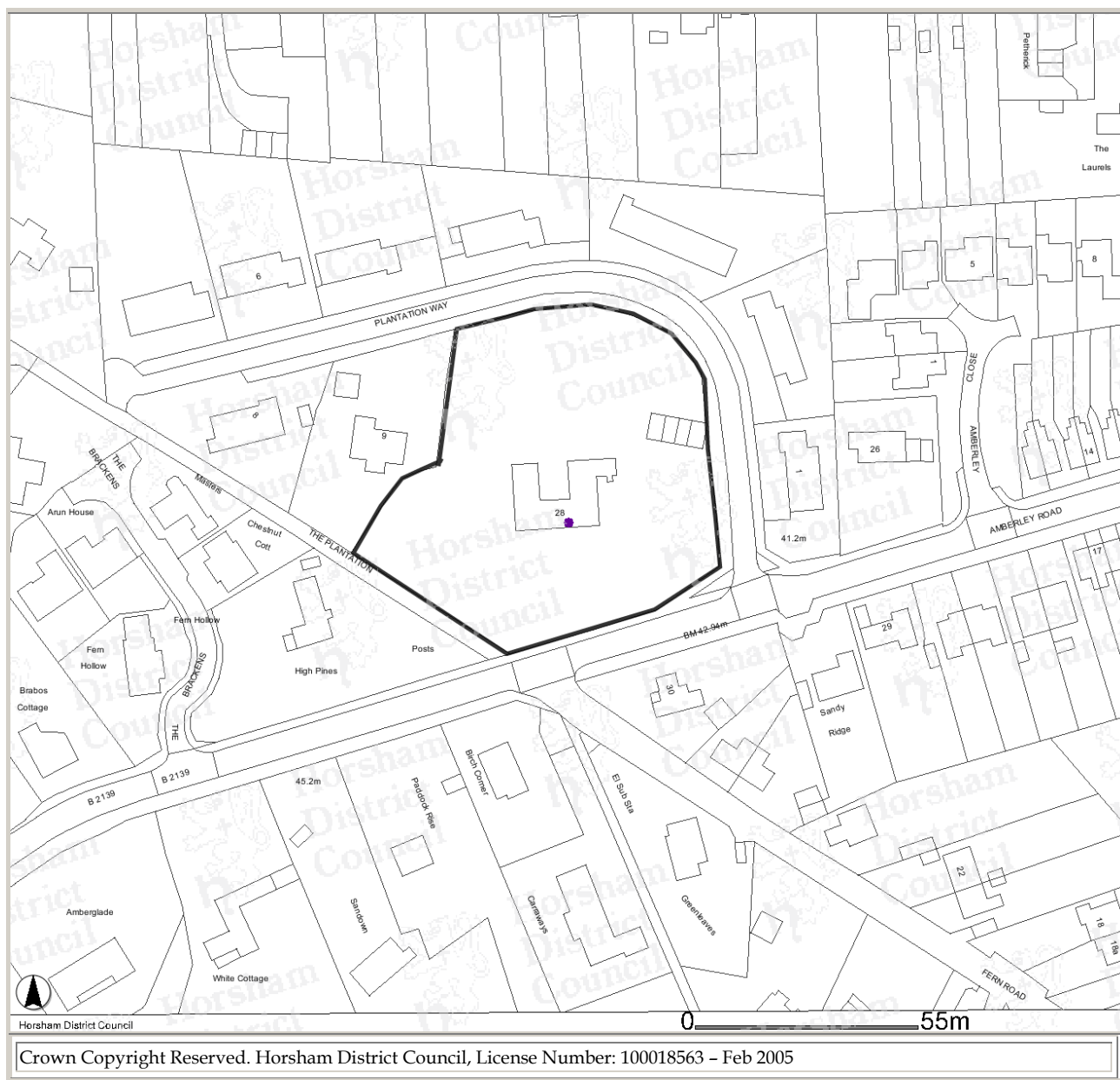
<b>Site Name</b>	<b><i>Birklands, Kithurst Lane, Storrington</i></b>				<b>Ref. No.</b>	PDL31
<b>Site Description</b>	Nursing home and garden within the built-up area of Storrington.					
<b>Site Type</b>	Intensification					
<b>Site History</b>	A number of applications for residential redevelopment of this site have been refused, particularly due to design related issues and the impact on the South Downs AONB. An application for 15 flats has been permitted and construction has started.					
<b>Consultation Responses</b>	<ul style="list-style-type: none"> <li>- Delivery of site uncertain, considerable opposition</li> <li>- Sensitive location</li> </ul>					
<b>Potential phasing of development</b>	2004 - 2006					
<b>Area</b>	0.46ha	<b>Density</b>	33dph	<b>No. of dwellings</b>	15	



<b>Site Name</b>	<b><i>Foxmead, Meadowside, Storrington</i></b>			<b>Ref. No.</b>	PDL32
<b>Site Description</b>	Nursing home in large grounds. Some of the land may be at risk of flooding and further advice will be sought from the Environment Agency when appropriate.				
<b>Site Type</b>	Intensification				
<b>Site History</b>	Discussions have been ongoing regarding the provision of nursing home accommodation within this area. If this is resolved this site will become available for redevelopment.				
<b>Consultation Responses</b>	<ul style="list-style-type: none"> <li>- Concern over loss of elderly person accommodation</li> <li>- Development may not be viable, question availability of site</li> <li>- Need road safety measures</li> <li>- Open space should be retained</li> <li>- Significant constraints</li> <li>- Need to investigate any potential for flooding</li> </ul>				
<b>Potential phasing of development</b>	2006 – 2011				
<b>Area</b>	0.4ha	<b>Density</b>	75dph	<b>No. of dwellings</b>	30

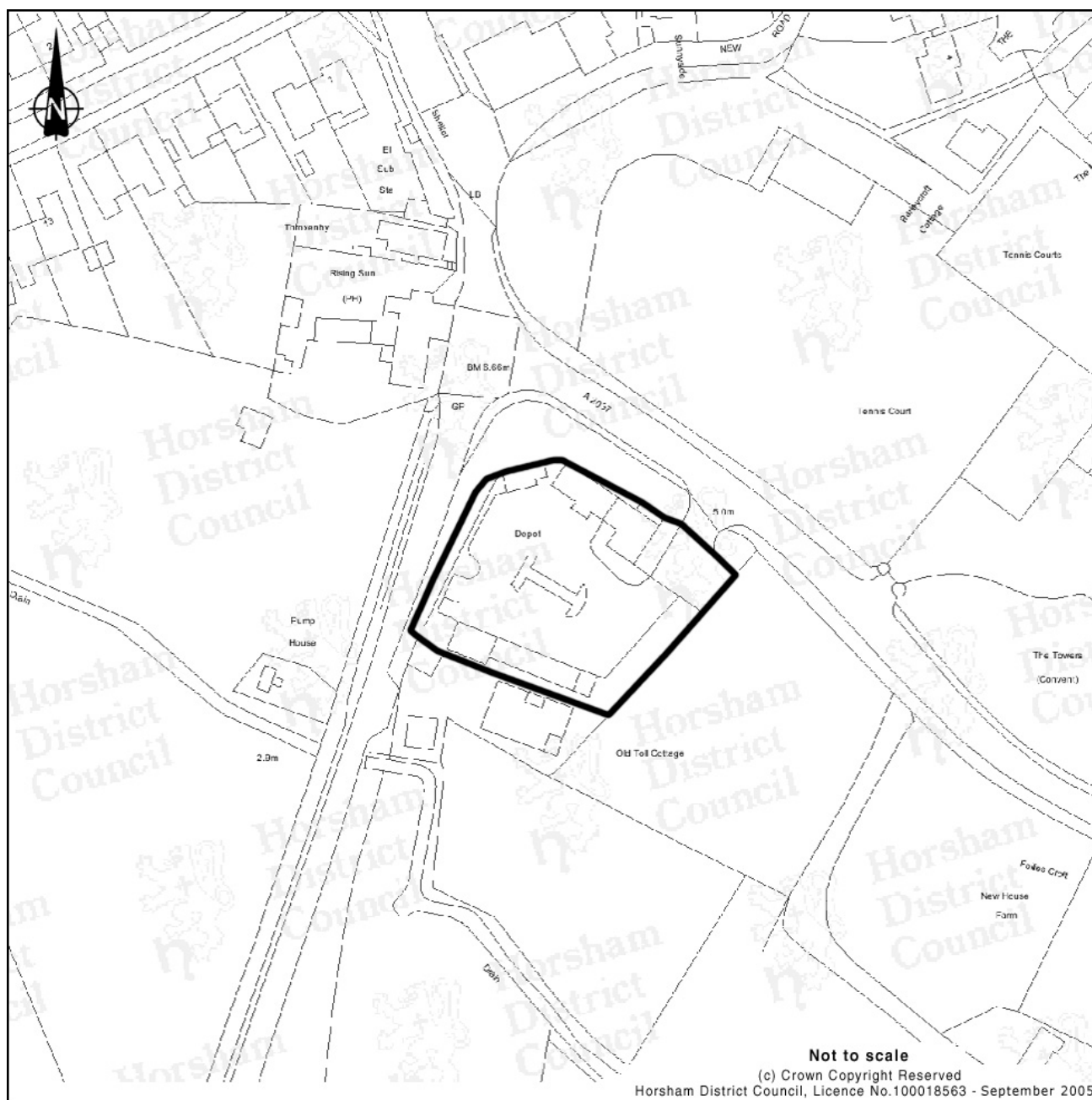


<b>Site Name</b>	<b><i>Mogren House, Amberley Road, Storrington</i></b>			<b>Ref. No.</b>	PDL33
<b>Site Description</b>	Bungalow in a poor state of repair and a set of garages. These buildings are situated in a large garden and a number of trees are protected by tree preservation orders reducing the developable area.				
<b>Site Type</b>	Intensification				
<b>Site History</b>	An application for the demolition of the bungalow and the erection of 14 houses was permitted in April 2004. Construction is currently underway.				
<b>Consultation Responses</b>	-				
<b>Potential phasing of development</b>	2004 – 2006				
<b>Area</b>	0.53ha	<b>Density</b>	26dph	<b>No. of dwellings</b>	14

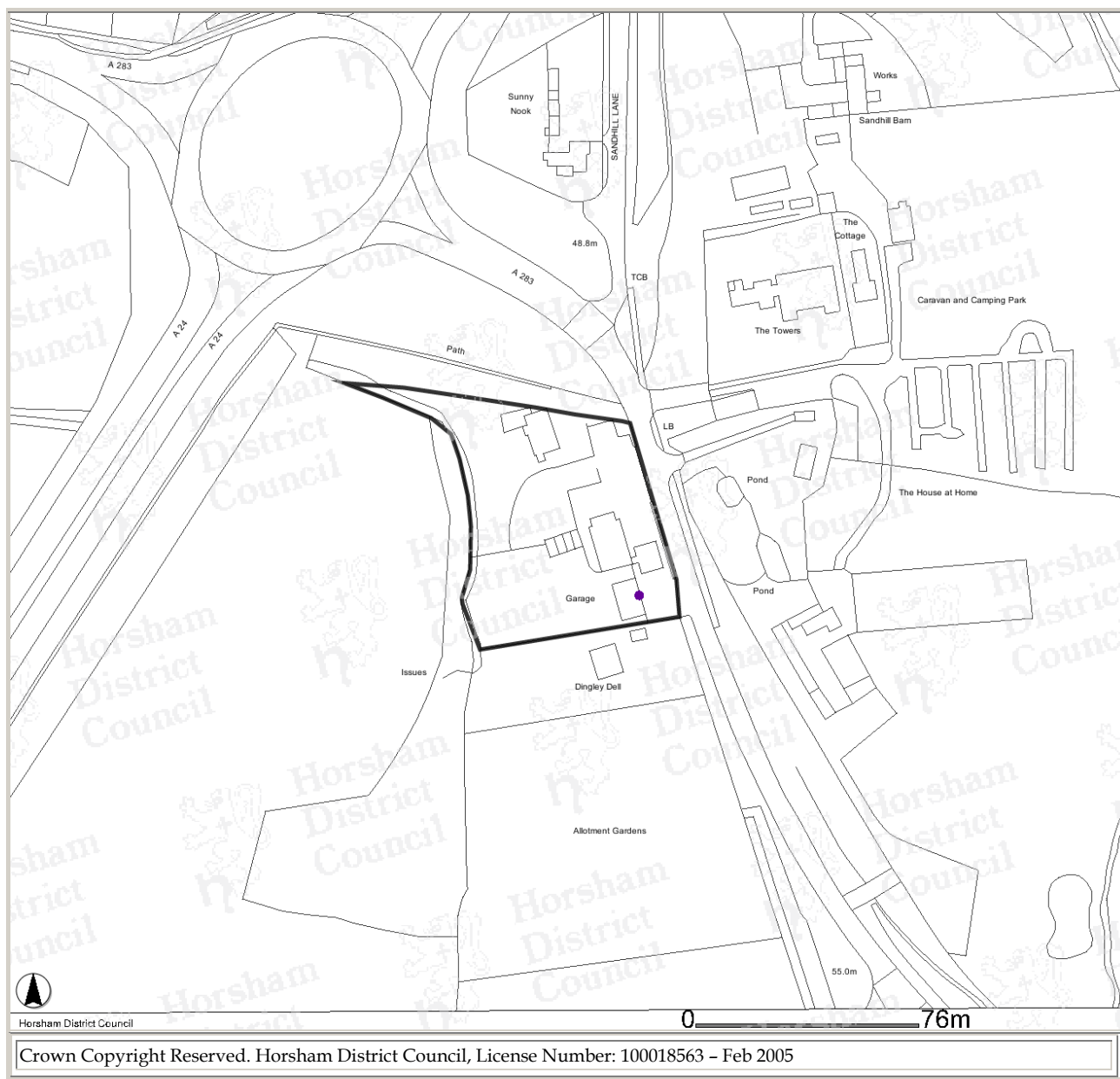




<b>Site Name</b>	<b>Greenfield Depot, Upper Beeding</b>				<b>Ref. No.</b>	PDL34
<b>Site Description</b>	Offices and a small depot					
<b>Site Type</b>	Commercial					
<b>Site History</b>	No relevant planning history exists for this site. Upper Beeding is currently considering the need to provide more affordable housing within the village. As a result of consultation through the LDF process this site has been identified and Saxon Weald Homes are currently preparing a scheme to provide a mix of market and affordable housing.					
<b>Consultation Responses</b>	New addition to list					
<b>Potential phasing of development</b>	2006 – 2011					
<b>Area</b>	0.3ha	<b>Density</b>	50dph	<b>No. of dwellings</b>	15	



<b>Site Name</b>	<b><i>Bellamys Garage, London Road</i></b>			<b>Ref. No.</b>	PDL35
<b>Site Description</b>	Garage Sales room and house				
<b>Site Type</b>	Mixed-use, commercial redevelopment				
<b>Site History</b>	An application has been permitted for demolition of existing buildings and erection of 11 flats, 1 shop and replacement commercial garage				
<b>Consultation Responses</b>	Site was identified through planning application monitoring - There are funding and commercial considerations - Need to consider any contamination and flooding issues				
<b>Potential phasing of development</b>	2006 – 2011				
<b>Area</b>	n/a	<b>Density</b>	n/a	<b>No. of dwellings</b>	11



<b>Site Name</b>	<b><i>RMC Engineering Works, Washington</i></b>				<b>Ref. No.</b>	PDL36
<b>Site Description</b>	Engineering workshops used for concrete production, hard standing and other related buildings.					
<b>Site Type</b>	Derelict Commercial / Industrial					
<b>Site History</b>	There is no relevant planning history relating to this site, however it has long been identified as having potential subject to the securing of land for public use to the north of the site as part of a County Park. It is anticipated that development will take place in the long term.					
<b>Consultation Responses</b>	For detailed analysis of the representations received on this site see Preferred Options Response to Representation Report.					
<b>Potential phasing of development</b>	2011 – 2018					
<b>Area</b>	N/A	<b>Density</b>	N/A	<b>No. of dwellings</b>	75	

