

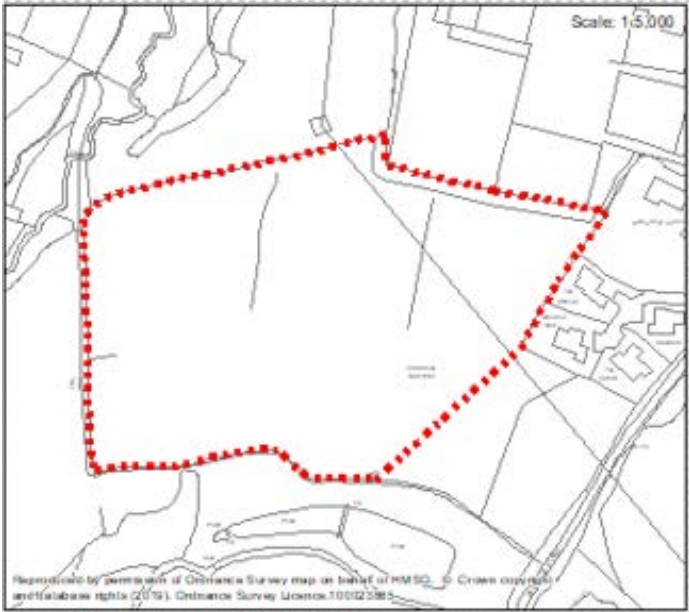
4.0

Employment Assessment Outcomes

4.01 Sites Proposed for Employment Allocation

- 4.1 This section sets out the results of the Site Assessment work for sites which have been proposed solely for Employment purposes. Overall they have been assessed against the same site assessment criteria, but it should be noted that consideration of the potential to deliver new housing has been of more limited relevance as part of this element of work. The sites are set out in parish order.

Billingshurst

Site Name: Rosier Business Park	SHELAA Ref number: SA819
Site Map: 	
Parish: Billingshurst	
Site Area: 8.5 hectares	
Site Location: The site is located to the east of, Billingshurst. It is separated from the settlement boundary by fields, (currently being promoted for housing development). It lies adjacent to the railway line which runs to the south of the site.	
Site Description: Rosier Commercial Centre is a large industrial estate occupied by a range of mixed quality industrial buildings, with large areas of external; storage for buses, lorries, cars and other vehicles. There are empty spaces in between the existing buildings, and there may therefore be potential for intensification of employment uses. The industrial estate is bound by countryside to the north, east and west and by the Arun Valley Railway line to the south. The site lies adjoining the land to the East of Billingshurst which is being promoted for up to 1200 homes.	
Site Access: The site is accessed via a tarmac drive directly off the A272 (Coneyhurst Road). Currently, there is no safe pedestrian access to the site from Billingshurst.	
Proximity to services and facilities: Billingshurst is classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. It acts as a hub for smaller villages but also has some reliance on larger settlements to meet some of the residents day to day needs. Both primary and secondary schools are located within the village. Whilst the site is only 500m east of the BUAB of Billingshurst, it is 2kms away by car via the A272 from the shops and services within Billingshurst village centre.	
Environmental Considerations: Landscape: The site does not lie within or near a protected landscape. Biodiversity: The site and surrounding land is not designated as important for nature conservation. It lies within a Bat Sustenance Zone. Archaeology: The entire site is within an Archeological Notification Area. The sites eastern boundary lies adjacent Rosier Farmhouse which is a Grade II listed building. Environmental Quality: This is a relatively tranquil rural employment site albeit next to the railway line. It is within a Brick Clay (Weald Clay) mineral safeguarding area. The west of the site lies in a 50m intermediate pressure gas pipeline buffer.	

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG rating: Neutral Impact

Overall Summary: The site is an existing rural employment site with potential for intensification and expansion within its boundary. Due to the direct access to the major road network and the relative proximity to Billingshurst it is considered there may be some potential for future employment growth in this location if sustainable access issues can be addressed. It should be noted that the surrounding land is being promoted by its landowners as an urban extension to the East of Billingshurst which could also offer some employment land. It is recommended that this site be designated as a new Key Employment Area. It is also recommended the site be allocated for additional employment.

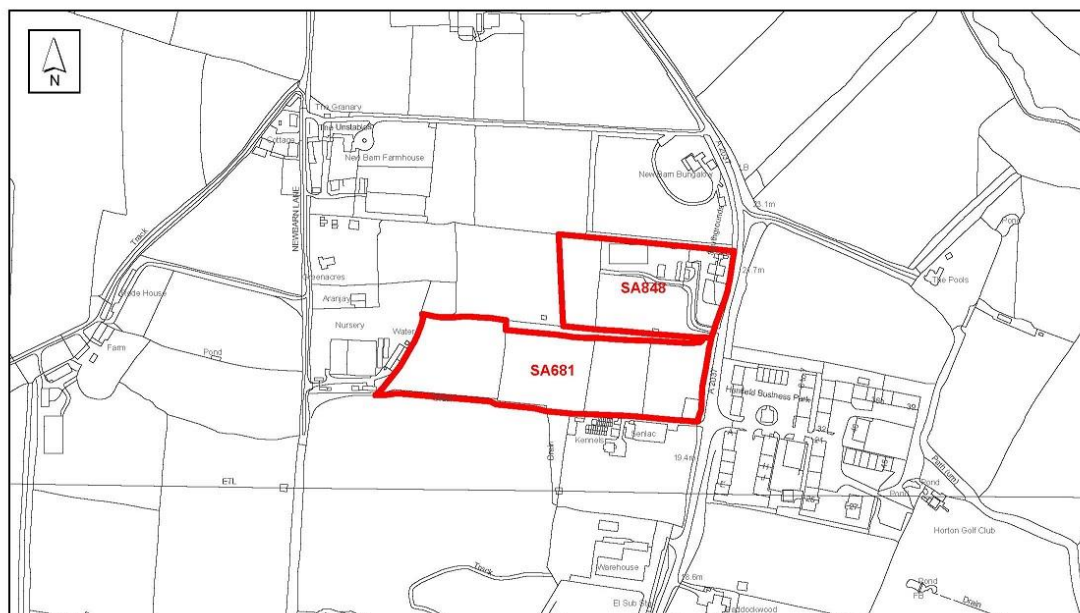
Employment Floor Space / Area : 19,200 m²

Henfield

Site Name: Land North of Old Brickworks and Southgrounds

SHELAA Ref number: SA681 and SA848.

Site Map:



Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs : Director of Place

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Henfield

Reference No :

Date : 02/02/2020

Scale : 1: 4,000 at A4

Drawing No :

Drawn :

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Revisions :

Parish: Henfield

Site Area: 2.4 hectares

Site Location: The site is in the countryside on the A2037 between Henfield and Small Dole. It is located opposite the existing Henfield business park.

Site Description: The site comprises a series of grass fields /pasture, bounded by trees and hedgerows. The northern site (SA848) contains some existing built development including Oak tree cottage and some associated areas of hardstanding.

Site Access: The site is accessed from A2037 Henfield Road. There is no easy pedestrian access from either Henfield or Small Dole

Proximity to services and facilities: The site is 1.3 km by road to the services and facilities at Henfield. Henfield is classified as a larger village in the settlement hierarchy and has a range of services and facilities including shops and primary schools and petrol filling station. Small Dole is a small village – this has a more limited range of services, but does have a village store. The location is not easily accessible on foot and will lead to a reliance on the private vehicle to access this site.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. It is generally well screened from the surrounding area. Land to the east and south is currently in use as employment land, some of which has been or is undergoing expansion. There is therefore potential for development in this area to have a cumulative landscape impact leading to an increasingly urbanised form. Careful landscaping would be necessary to retain the overall rural character and appearance of this area.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. Nevertheless, further ecological assessment work is required to understand

the existing biodiversity on this site and to ensure that appropriate enhancement and mitigation is undertaken.

Archaeology: The site does not contain or lie within the setting of any designated heritage assets.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area.

Flooding: The site does not lie within an area identified as at risk of flooding


Climate: No known impacts or clear proposals

Combined RAG rating: Unfavourable Impacts (Potential for mitigation)

Overall Summary: The eastern part of SA681 (1.25ha) , together part of site SA848 to the north and the field to the south has been allocated in the emerging Henfield Neighbourhood Plan to enable the expansion of the existing Henfield Business park across the road (A2037). It is considered that there are benefits to enabling the expansion of this area, and this will provide clear benefits to the local economy in and around Henfield. There are however environmental and sustainability issues which will need to be considered. This includes the need to minimise the urbanisation of the landscape in an otherwise rural location between Henfield and Small Dole. Sustainable access to this site will also need to be addressed, considering measures to enhance access to the site by means other than the private car.

Employment Floor Space / Area: Subject to outcome of Henfield Neighbourhood Plan examination.

Horsham – Forest Ward

Site Name: Land South of Hilliers Garden Centre	SHELAA Ref number: SA570
Site Map: 	
Parish: Horsham Forest	Site Area: 3.73 hectares
Site Location: The site is in the countryside just beyond the south east built-up area boundary of Horsham. To the north lies a large garden centre, camping retailer and a timber merchants. To the east, are a small number of dwellings. Other boundaries adjoin fields or woodland, although the site is geographically close to the western boundary of Horsham.	
Site Description: The site is rural in character and primarily comprises grassland. There are hedgerows with mature trees all around the site which is separated into what used to be four very large fields by further hedgerows with mature trees.	
Site Access: The site is currently only accessible on foot. Any future access would have to come either via an entrance from the Hilliers Garden centre or a new entrance on Sedgewick Lane.	
Proximity to services and facilities: Horsham is the main town within the District and is the main centre for a wide range of shops, employment, services and facilities. It is the largest population centre in the District with a highly skilled workforce. The site is 1.5km by road from Horsham Town centre. The Hilliers Garden Centre has a range of shops and cafés. There is a Tesco Express within 1km along the A281 towards Horsham and there is also a café in the garden centre. Although the town has two railway stations these are not close to the site and there would be some reliance on the car. There is however reasonable public transport in the town.	
Environmental Considerations: Landscape: The site is flat and hidden from the surrounding area. There are hedgerows with mature trees all around the site which is separated into what used to be four very large fields by further hedgerows with mature trees. Biodiversity: The site is not designated as important for nature conservation. The southern boundary adjoins an Ancient Woodland and an appropriate buffer would need to be provided to protect this designation should development come forward in this location. If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required. Archaeology: The site does not contain or lie within the immediate setting of any designated heritage assets.	

Environmental Quality: The site is considered tranquil as it is sheltered from the traffic noise of the A281. A public right of way adjoins the western and southern boundaries. It does not lie within a Minerals Safeguarding area.

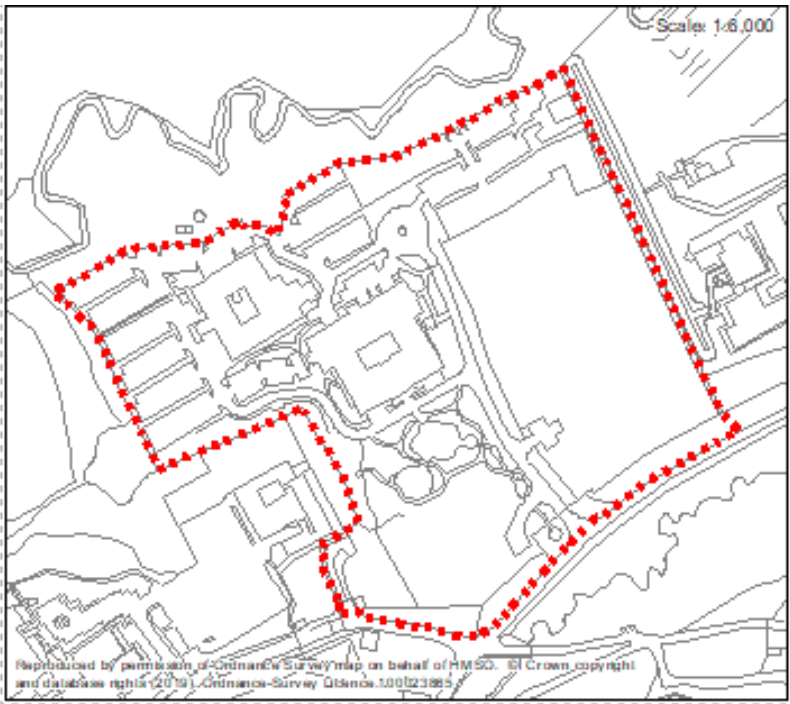
Flooding: The site does not lie within an area identified as at risk of flooding.

Combined RAG rating: Unfavourable Impacts (with potential for mitigation)

Overall Summary: It is considered that this site does have some relationship with existing built development which is commercial in nature. There may therefore be some potential for employment growth in this location given the relative proximity to roads and the main town of Horsham. It would however be necessary to undertake further landscape and ecological studies given the greenfield and well treed nature of the site. The area has a good bus service to Horsham and to Henfield, Brighton and Haywards Heath. Appropriate regard would need to be given to a number of issues such as the Ancient Woodland, amenity impacts upon the adjacent dwellings, and the public right of way. The site is in single ownership, but further information on the delivery of this site is required. It is recommended the site be allocated for employment.

Employment Floor Space / Area : 3.7 ha

North Horsham

Site Name: Broadlands Business Campus	SHELAA Ref number: SA191
Site Map: 	
Parish: North Horsham	
Site Area: 8.3 hectares	
Site Location: The site is located outside the current built up area boundary to the north west of Horsham Town.	
Site Description: This is an existing employment site offering two large "prestige" office buildings, Ashurst and Holmwood within a landscaped setting and parking (c.17,000sqm existing). It is relatively well screened by woodland. Farmland and woodland lies to the north of the site, employment and similar lies to the east and west (respectively a Home Office Site, and Fisher beyond which lies a railway line). To the south lies Langhurstwood Road beyond this lies Ancient Woodland which is also designated a Local Wildlife Site and connects on to Warnham SSSI and a quarry. A landfill site lies to the south west. Approximately 2ha of the site is 'vacant' land.	
Site Access: The site has good access from Langhurstwood Road. It is 3km north of the A264 where it adjoins the strategic road network. The main occupants, Schrodgers, operate a shuttle bus to and from Horsham Station and town centre.	
Proximity to services and facilities: Horsham is the main town within the District and is the main centre for a wide range of shops, employment, services and facilities. It is the largest population centre in the District with a highly skilled workforce. The Business Campus is located north of Horsham town, more than 4kms from existing services and facilities. Land to the north of Horsham has however been allocated for a residential led development in the Horsham District Planning Framework, and the distance of this site from development will reduce in the future.	
Environmental Considerations: Landscape: The site does not lie within or near a protected landscape. Although in an elevated position the site is well screened by trees and woodland. Biodiversity: Ancient Woodland and a Local Wildlife Site lie to the south, across the road. Further consideration of the potential impact of any expansion of this site on these designations may need to be considered as part of any development proposal.	

Archaeology: The site does not contain or lie within the setting of any designated heritage assets.

Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. It is relatively tranquil but lies within Gatwick's safeguarding area - 90m buildings and birdstrike hazard. The south of the site lies in a 50m intermediate pressure gas pipeline buffer.

Flooding: The northern boundary of the site is in Flood Zone 2. This may have the potential to impact on the developable area.

Combined RAG rating: Neutral Impact

Overall Summary:

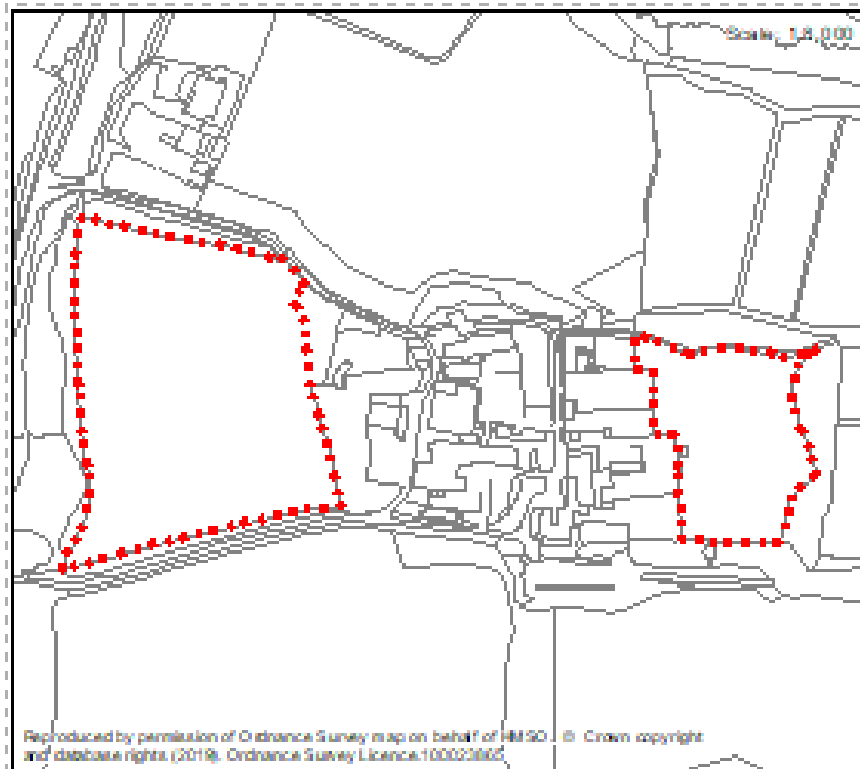
The site is in employment use and accommodates two large high quality "prestige" office buildings, within landscaped grounds, screened by woodland. Four buildings were originally permitted but only two were built. There remains an area of approximately 2ha which could potentially accommodate additional office space. The context of the site is subject to change in the near future as the Land north of Horsham strategic site is built out. It is recommended this site be designated as a Key Employment Area along with the Fisher Clinical Services site to the west. It is also recommended the site be allocated for additional employment.

Employment Floor Space / Area: Approximately 2ha – which could generate 9,000 m² of office (B1a) floorspace.

Site Name: Graylands Estate

SHELAA Ref number: SA363

Site Map:



Parish: North Horsham

Site Area: 4.4 hectares

Site Location: The site is located outside the Built-up Area boundary of Horsham. This split site lies in an elevated countryside location either side of an employment area. The western section adjoins the North Horsham strategic development allocation, but at present agricultural fields lie to the south. To the north is a field/woodland then clay quarry, to the west is a landfill site, and to the east is woodland.

Site Description: The site comprises two agricultural fields divided by Graylands Estate, a recently refurbished employment focussed mixed use area which has a dedicated car park and on site Café. It particularly appeals to the micro enterprise business sector and Small to Medium sized businesses. The 1.2ha field to the east is well screened by trees to the north, east and south. The 3.2ha field to the west is also screened by trees along the southern boundary there are far reaching views out over Horsham and towards the South Downs. There can be smells and / or disturbance from the Landfill site, quarry and Brickworks to the north and southwest of the site.

Site Access: The site has good access via a private tarmac driveway which is a one way loop via a separate entrance and exit on to Langhurstwood Road, which connects to the A264 to the south.

Proximity to services and facilities: Horsham is the main town within the District and is the main centre for a wide range of shops, employment, services and facilities. It is the largest population centre in the District with a highly skilled workforce. The site is detached from the main settlement of Horsham but is adjacent to the North Horsham strategic development allocation which, once built, will offer some services and facilities. Graylands Estate has a café and Warnham Station lies c.1.5km away.

Environmental Considerations: The north border adjoins a public right of way.

Landscape: The site does not lie within or near a protected landscape. Though currently isolated from Horsham's built up area boundary, the site is adjacent to the North of Horsham strategic site.

Biodiversity: The western and north eastern boundary adjoin Ancient Woodland. A Site of Special Scientific Interest (SSSI) and Local Wildlife Site (LWS) lie near the northern boundary. The impact of further development in these sites would need to be considered.

Archaeology: An Archaeological Notification Area (Medieval Moated Site & Warnham Brickworks) adjoins the southern boundary and a Scheduled Monument lies across a field to the south west. These would need to be considered should the site be developed.

Environmental Quality: The site is relatively tranquil. It lies within the Brick Clay (Weald Clay) Minerals Safeguarding area and half to the west field forms part of Warnham Brickworks Mineral Site. Much of the site lies within a Heat Priority Area. About a third of the western field lies with a Major Hazard 390m consultation buffer zone (Warnham Brickworks).

Flooding: The site does not lie within an area identified as at risk of flooding.

Combined RAG rating: Unfavourable Impacts (with potential for mitigation)

Overall Summary:

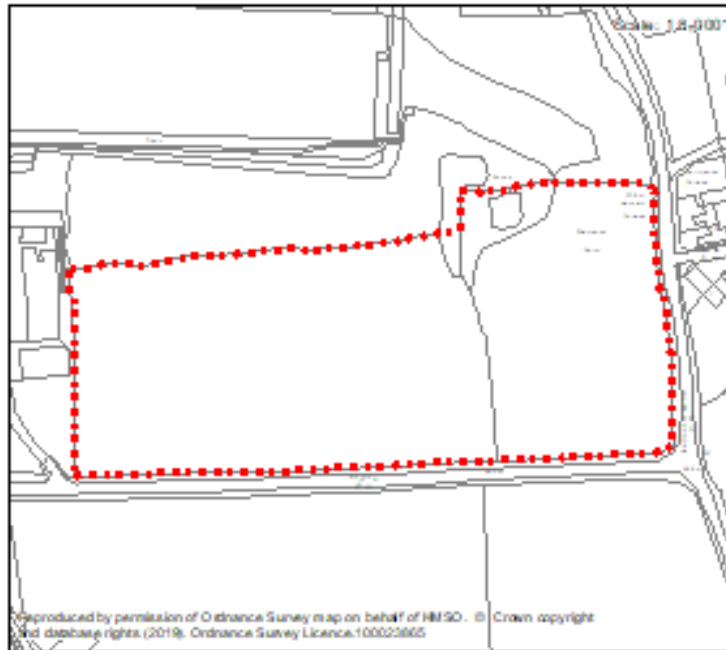
The two fields lie within the countryside adjacent the North Horsham development allocation. The landowner seeks housing and/or employment. Between the split site is Graylands Estate, an employment / mixed use area which is a proposed Key Employment Area. It is not considered the split site should be allocated for residential, with significant land already allocated for this use nearby. It is considered to have potential for employment as an extension to Graylands Estate particularly to the east subject to appropriate regard to the constraints of the site. This would provide additional employment opportunities for new residents in the North Horsham area. It is recommended the site be allocated for employment.

Employment Floor Space / Area : 4.4ha

Site Name: Land Around Mercer Road,
Warnham Station

SHELAA Ref number: SA568

Site Map:



Parish: North Horsham

Site Area: 3.6 hectares

Site Location: The site is located outside the Built-up Area boundary of Horsham to the north of the A264. It lies just west of the North Horsham Strategic Site Allocation.

Site Description: The land is largely formed of grazing land (semi-improved grassland) and is flanked by mature trees and hedgerows along its boundaries. Ancient Woodland adjoins the site's northern boundary beyond which lie brickworks and a landfill site. Industrial / motor vehicle repair works then Warnham Station and railway line lies to the west. To the north and part of the northern border falls within a Waste Site Allocation, part of the existing landfill site. The site forms part of a wider site comprising land south of Mercer Road, which forms a potential housing allocation.

Site Access: The site is currently accessible via Mercer Road which effectively divides the site into northern and southern parcels. There is gated access from Mercer Road into each parcel, but these are fairly rudimentary and are currently most suited to farming purposes. If development were to come forward it is likely that Mercer Road would need upgrading, although this is likely to impact the existing hedgerows lining the road. The site is also accessible via Langhurst Wood Road which lies to the west. According to details submitted by the site promoter improvements to the A264 / Langhurst Wood Road junction would improve car access to the site and also improve crossing opportunities for pedestrians and cyclists. The site promoter has also proposed the provision of footways along Mercer Road and Langhurst Wood Road as part of the development which will improve access to Warnham Railway Station, the North Horsham site and the main town of Horsham.

Proximity to services and facilities: The wider site lies adjacent to the built up area boundary of Horsham which is the district's 'Main Town' and has a large range of employment, services and facilities and leisure opportunities. It is somewhat separated from the town by the A264 dual carriageway. The land north of Mercer Road is even more detached. Warnham Railway Station lies to the immediate north west of the site and given this and the access to the A264, it is considered that the site has good transport connections. Given the site's location adjacent to the North Horsham strategic allocation, which will be providing a range of services and facilities including new schools, leisure

facilities and a range of employment opportunities it is also considered that the accessibility to services and facilities will further improve in the future.

Environmental Considerations:

Landscape: The site does not lie within or near to any protected landscape. The northern parcel of the site has a relatively gentle slope rising northwards from Mercer Road. The site itself is formed of grazing land but there are mature trees and hedgerows screening the site and lining Mercer Road which traverses through the site west/east. Retention of these trees and hedgerows is considered an important factor if the site were to be developed. There is a planning appeal for the Britannia Crest incinerator proposed to the north of the site. At the time of writing this assessment this appeal is yet to be determined however if the appeal is allowed, this would significantly change the landscape setting of the site.

Biodiversity: There is an area of Ancient Woodland located in the northernmost part of the site which would require an appropriate buffer such as 15m. The site promoter has submitted a number of ecology surveys. Recommendations for enhancements have been made within the Preliminary Ecological Appraisal, aimed at improving the ecological value of the site and providing a net gain in biodiversity.

Archaeology: The site does not comprise any known heritage assets. A Scheduled Monument within an Archaeological Notification Areas lies nearby to the north east of the site. Trees help to screen the site from the Scheduled Monument.

Environmental Quality: The railway line lies to the west of the site. There are a number of commercial units and Warnham and Wealden Brickworks to the north and west which may create some noise, smell and vibration impacts, although this was not noticeable during the site assessment. There is currently an ongoing planning appeal in relation to the Britannia Crest Incinerator which is proposed on the Warnham Brickworks site to the north. The appeal is yet to be determined at the time of writing this assessment, but there may be some environmental impacts (noise/air quality) that could affect the site. The site lies within a Brick Clay (Weald Clay) and also a Building Stone Safeguarding Area. It does not lie within a source protection zone.

Flooding: The site does not lie within an area identified as at risk of flooding.

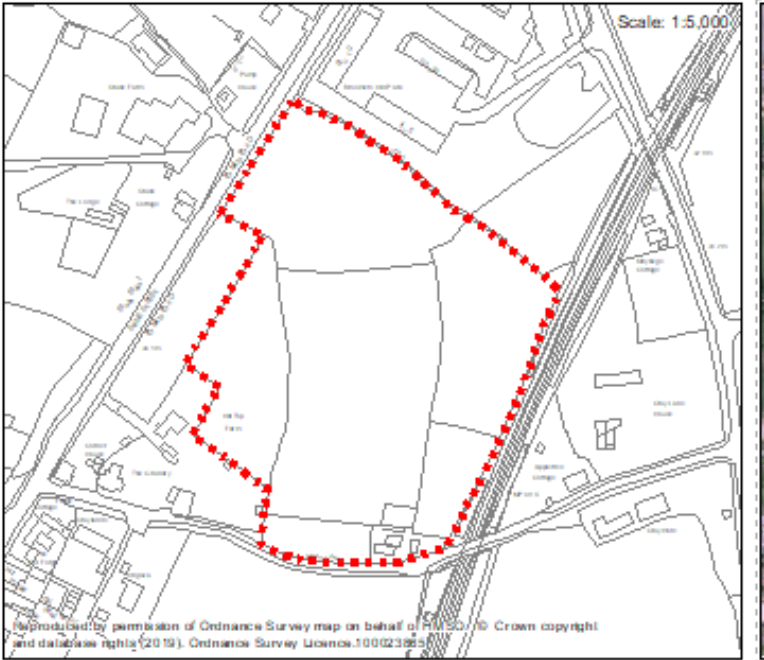
Combined RAG rating: Neutral Impact

Overall Summary:

The fields lie within the countryside adjacent the North Horsham Strategic development allocation. The landowner seeks housing and/or employment. The land north of Mercer Road is considered to be appropriate for employment development subject to appropriate consideration to a number of issues such as the Ancient Woodland. It could, form a logical extension to the existing industrial area to the west. The site lies within easy walking distance of Warnham Railway Station. The A264 lies nearby to the south of the site and forms part of the district's major road network.

Employment Floor Space / Area : 3.6ha

Pulborough

Site Name: Land South of Broomers Hill Park Industrial Estate	SHELAA Ref number: SA385
Site Map: 	
Parish: Pulborough	
Site Area: 2.73 hectares	
Site Location: The site located outside the Built-up Area Boundary of Codmore Hill, to the north of Pulborough. Part of the southern boundary adjoins the Built up Area Boundary. The site previously formed part of the wider SHLAA site SA172. This also included the existing employment area, which can be considered for intensification separately.	
Site Description: The site comprises agricultural fields and woodland bounded by hedgerows. The Arun Valley railway line adjoins the site to the east. The northern boundary adjoins a 1990's Business Park comprising two storey brick and metal clad buildings incorporating warehousing and car parking.	
Site Access: The site is accessed from a farm gate on Cray Lane to the south	
Proximity to services and facilities: There is no clear pedestrian access to the adjoining settlement of Codmore Hill. Together, Pulborough and Codmore Hill are classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. Due to the relative distance of this site to the centre of Pulborough, it is likely that some reliance will be required on cars to reach this site or nearby facilities.	
Environmental Considerations: Landscape: The site does not lie within or near a protected landscape. The site is relatively close to the south downs national park and views from this landscape may need to be addressed. Biodiversity: The site and surrounding land is not designated as important for nature conservation. Ecological surveys would be necessary prior to any development. The site does lie within a a bat sustenance zone and habitats to maintain feeding habitats for bats would need to be retained. Archaeology: The site does not contain or lie within the immediate setting of any designated heritage assets.	

Environmental Quality: There is traffic noise from the A29 and train noise from the nearby Arun line Railway. The site lies within the Brick Clay (Weald Clay) and Building Stone (Horsham Stone) Minerals Safeguarding area.


Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG rating: Favourable Impacts

Overall Summary: The site lies between an existing industrial estate and the Built up Area Boundary of Codmore Hill. It is recommended the site be allocated for employment, which would enable the expansion of Broomers Hill Park industrial estate and increase employment opportunities in Codmore Hill and within the southern part of Horsham District. It is recommended the site be allocated for employment.

Employment Floor Space / Area : 3 ha

Shipley

Site Name: Land North of Buck Barn Services	SHELAA Ref number: SA644 and SA645
Site Map: 	
Parish: Shipley	
Site Area: 4.62 hectares	
Site Location: The site is in the countryside, and does not adjoin any built up area or settlement boundary. It is located on the A24 and A272 crossroads. The Buck Barn petrol filling station is located south of the A272 and a few isolated dwellings are located adjacent to the site south of the A272. The site is close to, but does not adjoin land which is being promoted for a new settlement, which is located on the other side of the road junction.	
Site Description: The site north of the A272 is bound by woodland to the north, the A24 to the east, the A272 to the south and pasture/grassland to the east.	
<p>The site south of the A272 is bound by a petrol filling station and car wash to the north, the A24 to the east, agricultural land to the south and four residential units to the east.</p>	
Site Access: Although the sites are close to the A24 and the A272 there is no means of accessing these sites by anything other than private vehicles. The sites are also on an existing junction, and gaining access to the site may be difficult to achieve in terms of maintaining existing traffic movements and road safety. Further detailed traffic assessment work will be necessary to support development in this location.	
Proximity to services and facilities: The site is rural, and not within walking distance of most services or facilities although there are some commercial facilities and retail at Buck Barn services. Currently access to these involves crossing the vehicular access to the services from either the A24 or the A272, where visibility is limited and traffic is fast moving. There is a bus stop with services running between Storrington and Horsham (Compass 74B) and between Worthing and Crawley (Metrobus 23). Journeys to nearby settlements (Southwater approx. 4.2km, and Cowfold approx 5.5km) are likely to be made by car.	
Environmental Considerations: The site promoter has indicated that development will explore renewable energy and climate change mitigation as an ethos that is at the heart of the land promoter. Further detail to understand how this could be brought forward would be necessary.	
Landscape: The site does not lie within or near any protected landscapes.	

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site promoter has indicated that a preliminary ecological survey will be undertaken. The site is close to the rewilding area of the Knepp Castle Estate and the impact of development on wildlife in this location will need to be considered.

Archaeology: The site does not contain or lie within the immediate setting of any designated heritage assets. However a Grade II Listed dwelling, Pondtail Farmhouse, lies across a field to the west. Screening is offered by hedgerows and trees.

Environmental Quality: The site is within the Brick Clay (Weald Clay formation) Safeguarding Area. The proximity of the site to both the A272 and the A24, and the Buck Barn crossroads means there is significant road noise on the site. There is also low level noise from the service station, electricity sub station and car wash.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1).

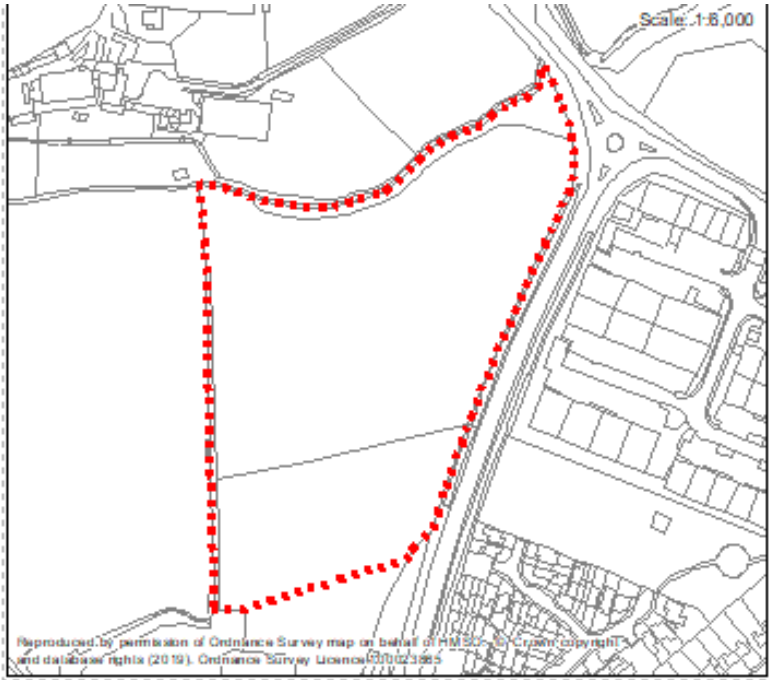
Combined RAG rating: Unfavourable Impacts (with potential for mitigation)

Overall Summary:

Although the site is close to the A24 and the A272 there is no means of accessing these sites by anything other than private vehicles. The site is also on an existing junction, and gaining access to the site may be difficult to achieve in terms of maintaining existing traffic movements and road safety. The cost of any solution could therefore impact the viability of any development coming forward in this location. However there is a large strategic scale development being proposed to the east, promoted as a new settlement called Wealdcross (SA716), which includes junction improvements at Buck Barn crossroads. Should this proceed as an allocation this opens up opportunities for the allocation of this employment site and also SA645 Land South of Buck Barn Services.

Employment Floor Space / Area : 5.5ha

Slinfold

Site Name: Land North of Lower Broadbridge Farm	SHELAA Ref number: SA102
Site Map:  <p>Reproduced by permission of Ordnance Survey map on basis of 1:50,000. All copyright and database rights (2019). Ordnance Survey Licence 010021005</p>	
Parish: Slinfold	
Site Area: 12.2 hectares	
Site Location: This site lies within Slinfold parish, but adjoins the built-up area boundary (BUAB) of Broadbridge Heath, which is classified as a larger village / small town. The Lawson Hunt Industrial Estate and housing lies to the east. To the north and west lie agricultural fields and Horsham Stone & Reclamation lies to the south.	
Site Description: The site comprises agricultural fields. Trees and hedgerows lie along the eastern and northern boundary and a number of trees lies within the site. A Public Right of Way crosses the site from east to west. A high pressure gas pipeline and the associated 150m buffer lie within the western part of the site.	
Site Access: It is considered possible to provide access to this site from the adjacent Billingshurst Road which lies to the east, but this would be subject to the removal of hedgerows and the implementation of suitable visibility splays. The site is well located in relation to the A281 and A264 which both form part of the major road network within the district.	
Proximity to services and facilities: The site is located to the west of the Built up Area Boundary of Broadbridge Heath which is classified as a "Small Town/Larger Village" having a good range of services and facilities which are considered to be within a walking distance of the site. These services and facilities include a primary school, leisure centre, public houses, large Tesco supermarket plus a smaller convenience store with Post Office, village hall, church and a bi-weekly mobile library service. Sports facilities include a large leisure centre (The Bridge), local playing fields, tennis court, football pitch, games courts and outdoor gym equipment. There are hourly bus services providing good connectivity to wider services and facilities.	
Environmental Considerations: Landscape: The site does not lie within or near a protected landscape. The site is relatively flat with mature and semi-mature trees sited along most of the boundaries and forming tree belts within the site. Retention of these trees is considered to be an important factor if the	

site were to be redeveloped. The Council's Landscape Capacity Assessment Reports found the site to have low-moderate and moderate capacity for both housing and employment (lower capacity towards the western boundary of the site). The site promoter states that emerging proposals seek to respond to the Landscape Character Study and aim to incorporate key vegetation and locate development adjacent to the established settlement edge.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site does however lie within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained. The site is known to be a habitat for geese during their winter migration. It is understood that a high level Phase 1 habitat survey has been undertaken but further work will be necessary with the need to retain key ecological features / networks across the site.

Archaeology: The Grade II listed Lower Broadbridge Farmhouse lies to the south of the site and the Grade II listed Mill House and Mill Cottage lies to the south west of the site. However Horsham Stone & Reclamation and its curtilage lies between.

Environmental Quality: The site is affected by some noise/nuisance from the road to the east and roundabout, and also from the Horsham Stone & Reclamation site to the south.

Flooding: The site partially lies within an area identified as at risk of flooding – the northernmost boundary is within Flood Zones 2 and 3 which will need to be taken into account as appropriate.

Combined RAG rating: Neutral Impact

Overall Summary & Recommendation: The site has been submitted for consideration alongside SA386 and SA766 for consideration as a mixed use scheme. Only the eastern section of SA102 is considered appropriate for commercial use. This site comprises greenfield agricultural land, directly adjoining the Built up Area Boundary of Broadbridge Heath, which is classified as a larger village / small town. Lawson Hunt Industrial Estate is located to the east of the site. Land to the south is semi-industrial and used to quarry local Horsham stone. There is a public footpath dividing the fields. The site is bounded to the north by a line of mature trees. There are no apparent overriding environmental constraints to development subject to appropriate consideration being given to a number of issues such as the public right of way which cross the site, the high pressure gas pipeline buffer area in the south western corner, and the retention and provision of habitats to maintain feeding habitats for bats as appropriate to the Bat Sustenance Area. It is recommended the site be allocated for employment.

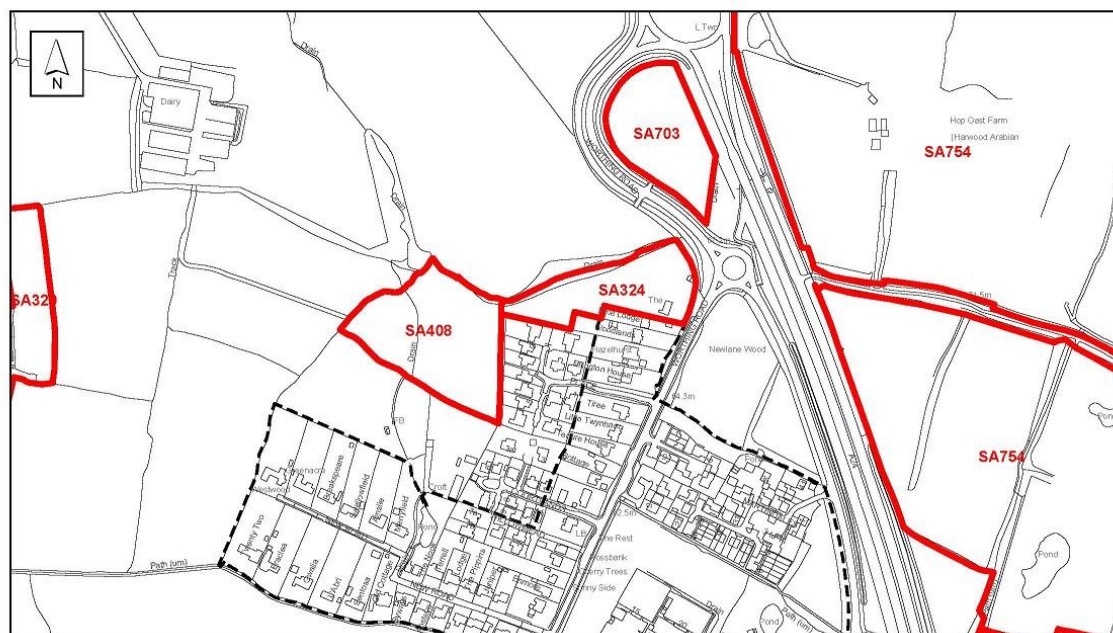
Employment Floor Space / Area : 3.7ha

Southwater

Site Name: Land South West of Hop Oast Roundabout

SHELAA Ref number: SA703

Site Map:



Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs : Director of Place

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Southwater

Reference No :	Date : 29/01/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Southwater

Site Area: 1.04 hectares

Site Location: The site is just outside the northern built up area boundary of Southwater and south of a main access route into Horsham (The Hop Oast roundabout). It is bound by the A24 to the east and the main northern access route to Southwater. Beyond the road, to the south and north there is woodland and to the east is an agricultural field.

Site Description: The site is a large agricultural field enclosed and surrounded by the A24 and the main access road to the north of Southwater. It is separated from the wider countryside and has been urbanised by virtue of the road layout and its location just off the A24 and just to the north of the built up area of Southwater. Its continuation in agricultural use has largely been compromised.

Site Access: The site lies next to the Major Road Network (A24, there is an existing field access and the site has been used for storage during construction in the locality (highway development). The Hop Oast roundabout, a major road interchange on the A24 enabling access to Horsham and Southwater, lies just to the north of the site. The regular use and access to this site will need to be considered in the context of users of the Hop Oast roundabout and highways safety.

Proximity to services and facilities: The site lies approximately 2km from Southwater's defined centre. The settlement is classified as a small town/ larger village and has a good range of services and facilities including shops and primary schools. The site is also close to Hop Oast petrol filling station and Park and Ride into Horsham. This is not considered to be accessible on foot due to the busy nature of the road junction.

Environmental Considerations:

Landscape: The site is relatively flat and comprises grassland. The boundary has some shrubs and trees.

Biodiversity: The site is not designated as important for nature conservation, however, to the south lies woodland protected by a Tree Preservation Order (TPO) much of which is Ancient Woodland.

Archaeology: The site does not contain or lie within the setting of any designated heritage assets.

Environmental Quality: The site is affected by road noise from the adjoining A24 and roundabout.

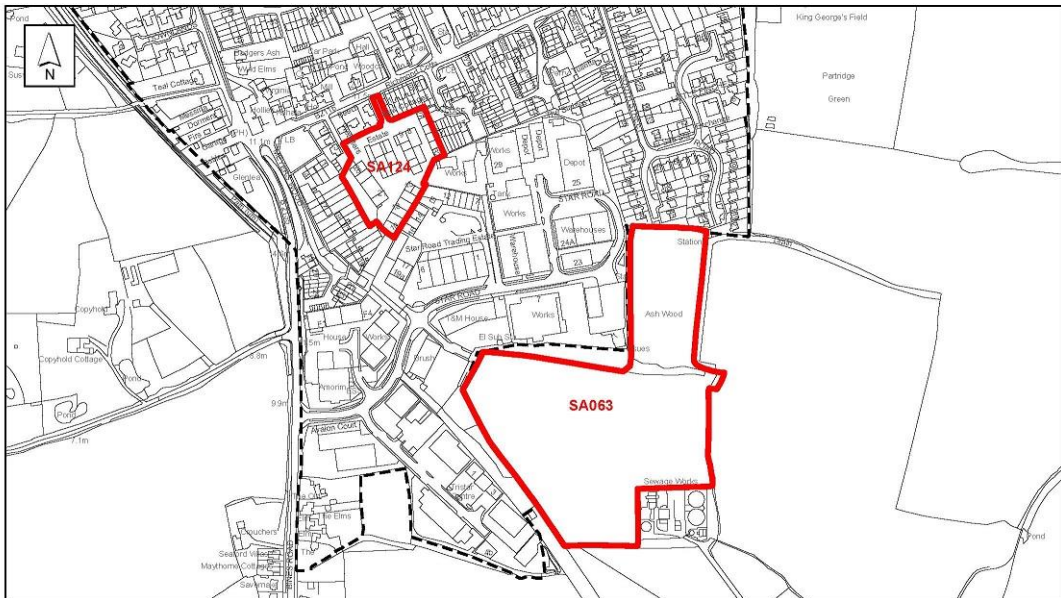
Flooding: The site does not lie within an area identified as at risk of flooding (Flood Zone 1).

Combined RAG rating: Neutral Impact

Overall Summary: The site may have have potential for employment development subject to safe access and highway impacts on the nearby junction being acceptable The site lies next to the Major Road Network (A24) and is enclosed by roads. Should additional housing be allocated west of Southwater there is some potential that this site could help meet the wider demand for local employment.

Employment Floor Space / Area : 1ha

West Grinstead

Site Name: Land South of Star Road Trading Estate, Partridge Green	SHELAA Ref number: SA063									
Site Map:										
										
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place	West Grinstead									
Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence 100023865	<table><tr><td>Reference No :</td><td>Date : 29/01/2020</td><td>Scale : 1: 4,000 at A4</td></tr><tr><td>Drawing No :</td><td>Drawn :</td><td>Checked :</td></tr><tr><td></td><td></td><td>Revisions :</td></tr></table>	Reference No :	Date : 29/01/2020	Scale : 1: 4,000 at A4	Drawing No :	Drawn :	Checked :			Revisions :
Reference No :	Date : 29/01/2020	Scale : 1: 4,000 at A4								
Drawing No :	Drawn :	Checked :								
		Revisions :								
Parish: West Grinstead										
Site Area: 5.1 hectares										
Site Location: The site lies within the countryside adjoining the southern built up area boundary of Partridge Green. It is located to the south east of the Star Road Trading Estate.										
Site Description: The site consists of scrubby grassland and has some evidence of fly tipping. To the north and west of the site is the Star Road Trading Estate which is designated a Key Employment Area. Ash Wood, an Ancient Woodland, lies north of the eastern section and the eastern and southern boundaries comprise agricultural land, with the exception of the far south eastern corner of the site which is a sewage treatment works.										
Site Access: The site has an existing access point onto the Star Trading Estate suitable for vehicles. The Star Trading Estate is accessed from the B2135 which links to the A24 in the north and the A283 in the south, both of which form part of the major road network. To the east of Partridge Green lies the A281.										
Proximity to services and facilities: The site is close to the local facilities and shops in which has been classified as a larger village as part of the Local Plan review process. It has a good level of services and facilities including shops and a primary school. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. Stagecoach no.17 connects the village to Horsham and Brightho via Cowfold and Henfield. Southern Transit no.3 connects the village to Horsham and Shoreham.										
Environmental Considerations: The site promoter has indicated development will be designed to take energy efficiency and renewable energy into account and will include sustainable technology. They will also consider the provision of electric charging points. Further detail on how this will be provided is required										

Landscape: The site is relatively flat with some undulating areas. It comprises scrubby grassland with some trees within the site and along the boundaries which comprise a mixture of hedgerows and industrial fencing. It lies in an area assessed to have moderate to high capacity for development.

Biodiversity: The site is not designated as important for nature conservation, however, it does contain some trees, especially near the boundary, and potentially a small pond area. The north eastern section adjoins an area of Ancient Woodland to the north which is also protected by a Tree Preservation Order (TPO). This would require a suitable buffer should development take place on this land. The site has been left relatively unattended and nature has been allowed to take over. The site promoter has undertaken a preliminary ecological survey, the findings are yet to be shared. If progressed as a development site appropriate ecological assessments will be required and suitable protection and mitigation required.

Archaeology: The site does not contain or lie within the setting of any designated heritage assets.

Environmental Quality: The site promoter indicates the site comprises some Grade 3a and 3b Agricultural Land. It lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. The site is affected by noise/nuisance from the adjoining Industrial Estate and Sewerage Treatment Works.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood Zone 1). To the south east of the site lies land within flood zone 2 and 3, which will need to be taken into account as appropriate.

Combined RAG rating: Neutral Impact

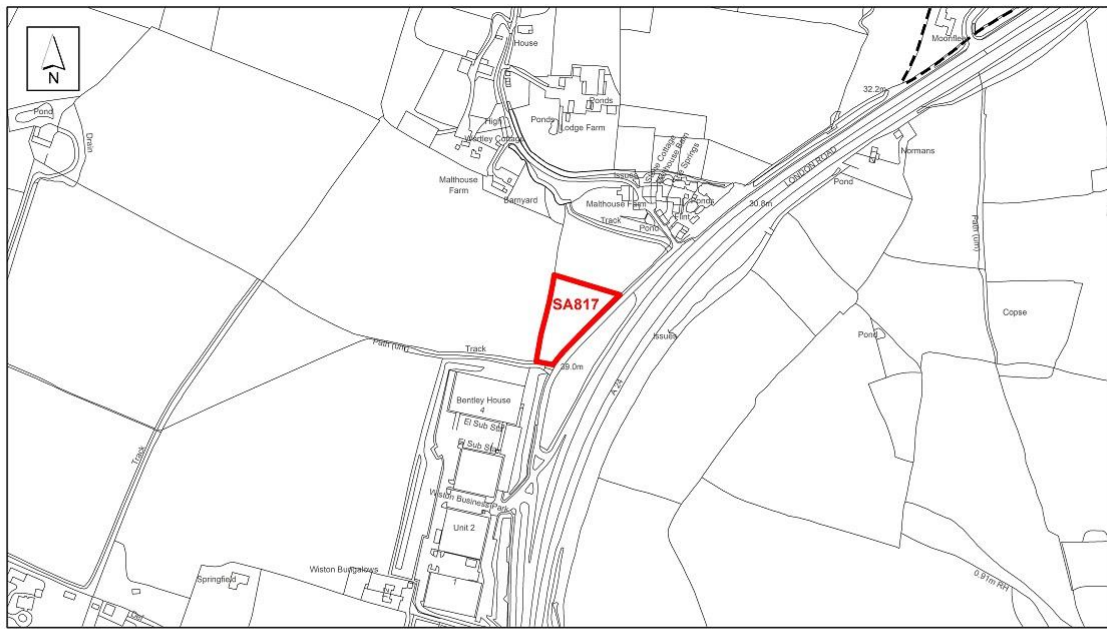
Overall Summary: This site is considered to have potential for employment development subject to appropriate regard and buffers around adjacent Ancient Woodland (which is also protected by a Tree Preservation Order), sewerage treatment works, major hazard sites and underground high pressure gas pipeline. It is not considered suitable for housing due to the constraints and the potential adverse impacts from noise and nuisance from the existing trading/industrial estate and sewerage treatment works. The site could form an expansion of the existing employment at the Star and Huffwood Estates, which are designated Key Employment Areas, and could deliver a net gain in employment land. Alternatively there may be some potential for consolidation or relocation of existing uses at the Star and Huffwood Estates on to the site, subject to no net loss of employment land. This would enable the release of land currently in employment use for residential. The delivery of such a scheme would however require the agreement of all respective landowners and an appropriate assessment of land contamination/remediation. The latter may not lead to a net gain in employment but would enable the delivery of additional housing in the medium term (c. 6-15 years). It is recommended the site be allocated for employment.

Employment Floor Space / Area : 3.9ha

4.02 Employment Sites not considered suitable for allocation

- 4.2 This section sets out the site assessments where the land has not been assessed as suitable for allocation for employment development at this stage. The sites are set out in parish order.

Ashington

Site Name: Land West of Malthouse Lane		SHELAA Ref number: SA817	
Site Map:			
			
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Ashington	
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Parish: Ashington
Site Area: 0.37 hectares
Site Location: The site is in the countryside location. It adjoins an existing industrial area (Wiston Business Park) which is located to the south. The nearest settlements are Ashington to the north, and Washington to the south.
Site Description: This is an open agricultural field bordered by trees and hedgerows.
Site Access: The site is accessed from a gate at Malthouse Lane which is in turn accessed from a sliproad from the northbound carriageway of the A24. Whilst there is access by road, this is in the northbound direction only. Pedestrian access to the site is extremely limited, and is unlikely to be an attractive option due to the speed of traffic on the A24 together with the distance from both Washington or Ashington.
Proximity to services and facilities: The site is 1km by road to the nearest settlement at Ashington. Although Ashington is classified as a medium village, having a moderate level of services and facilities there would be a reliance on the car to access the facilities available in the village.
Environmental Considerations:
Landscape: The site does not lie within or near a protected landscape. The site is a sloping field bounded by trees and hedgerows. It is visible from the A24. Development in this location

would therefore lead to a further linear extension of the built form of the existing business park northwards, and lead to ribbon development. The shape of the site also limits the relationship with the existing built form. Despite the road and existing development the character of the area is rural and this would be adversely impacted should development come forward in this location.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. Further survey work would be required should development take place in this location.

Archaeology: The site does not contain any designated heritage assets, however Malthouse Farm Medieval Historic Farmstead and Grade II listed building lies 80m to the north.

Environmental Quality: The site is busy with continuous traffic noise from the A24. It is within a Brick Clay (Weald Clay) mineral safeguarding area.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG rating: Very negative impacts (where impacts are unlikely to be mitigated)

Overall Summary: Although it is recognised that this site is located adjacent to an existing employment area, the land is not well related to the existing development in landscape terms. It would extend the built form of development north, leading to urbanisation in an area which has a rural character despite the fast moving nature of the A24. The site is also distant from Ashington and Washington, and new development in this location has the potential to exacerbate unsustainable travel patterns.

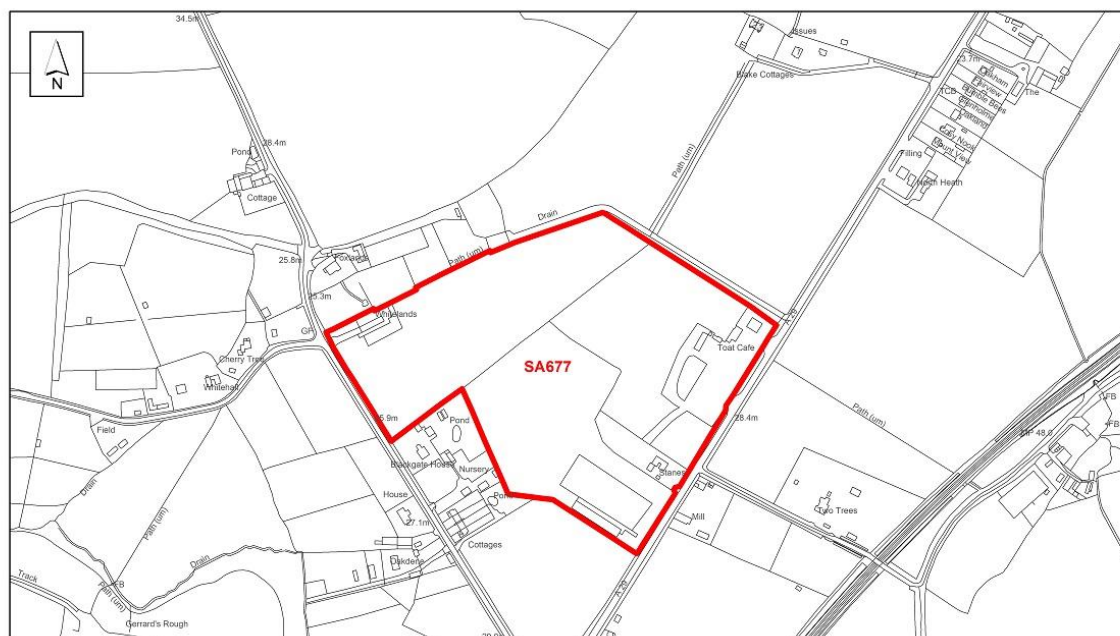
Employment Floor Space / Area : 0

Pulborough

Site Name: Land at Toat Café and Whitelands

SHELAA Ref number: SA677

Site Map:



Horsham District Council

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Pulborough

Reference No :	Date : 29/01/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Pulborough

Site Area: 8.2 hectares

Site Location: The site is in a countryside location 0.66km north of the built up area boundary of Codmore Hill.

Site Description: This is a part previously developed land and part greenfield site used for a Café, Children's Play Area, Hand Car Wash, overnight lorry park and car boot sales. The north western portion of the site is grassland and is bounded by a mature hedgrow / trees.

Site Access: The site directly adjoins the A29 so has excellent access to the major road network. Access to the site is reliant on private vehicles as there is limited public transport and no pedestrian access.

Proximity to services and facilities: Together, Pulborough and Codmore Hill are classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. Due to the relative distance of this site to the centre of Pulborough, it is likely that some reliance will be required on cars to reach this site or nearby facilities. There is no safe pedestrian access to the nearest settlement. It is 1.4km by car from services and facilities in Codmore Hill.

Environmental Considerations:

Landscape: The site does not lie within a protected landscape. There may be some long views to the South Downs National Park which would need to be considered should this site be allocated for development. Much of the site has an unsightly and urban

appearance which is at odds with the rural surroundings beyond the site which comprise a network of agricultural land and hedgerows

Biodiversity: The site and surrounding land is not designated as important for nature conservation, though it is within a Bat Sustenance Zone. Development would need to ensure that feeding habitat for bat species is retained as part of any development.

Archaeology: The site does not contain or lie within the setting of any designated heritage assets.

Environmental Quality: The site has an unsightly and urban appearance which is at odds with the rural surroundings beyond the site which comprise a network of agricultural land and hedgerows

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG rating: Unfavourable Impacts (with potential for mitigation)

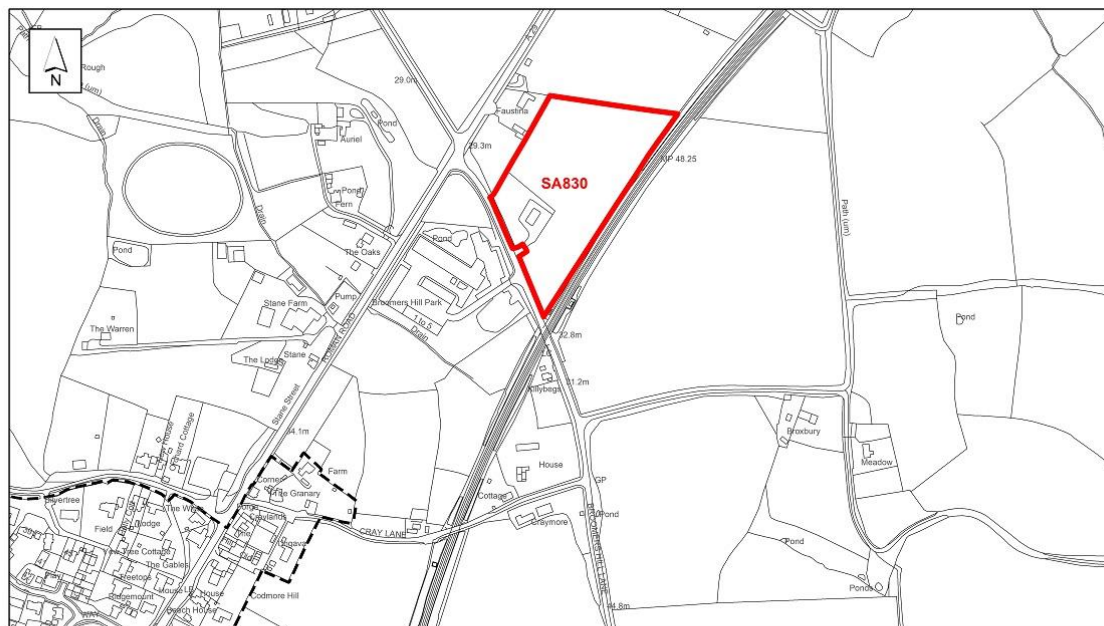
Overall Summary: Whilst previously developed land, the site lies within the countryside in a relatively isolated rural location, unrelated to any settlement edge. It is therefore not considered appropriate for residential or employment development. It is however considered that this site may support other leisure based activities such as a hotel or rural tourism activity. This site may have potential as a wedding venue, weekend lodges or local gastronomy centre, which have been identified as strands in the Horsham District Visitor Economy Strategy. The land owner has indicated that they do not consider the latter uses as viable and the site is therefore not considered to be deliverable at the current time.

Employment Floor Space / Area : 0

Site Name: Land North of Broomers Hill Park

SHELAA Ref number: SA830

Site Map:



Horsham District Council

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

Reference No :	Date : 29/01/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Pulborough

Site Area: 2.05 hectares

Site Location: The site located outside the Built-up Area Boundary of Codmore Hill, to the north of Pulborough. Part of the southern boundary adjoins the Broomers Hill Industrial Park.

Site Description: This is an open green field bounded by railway, road and trees/hedgerows. The existing Broomers Hill Park estate is located to the south and the A29 is to the west.

Site Access: The site is accessed from Broomers Hill Lane, which in turn adjoins the A29.

Proximity to services and facilities: Together, Pulborough and Codmore Hill are classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. Due to the relative distance of this site to the centre of Pulborough, it is likely that some reliance will be required on cars to reach this site or nearby facilities.

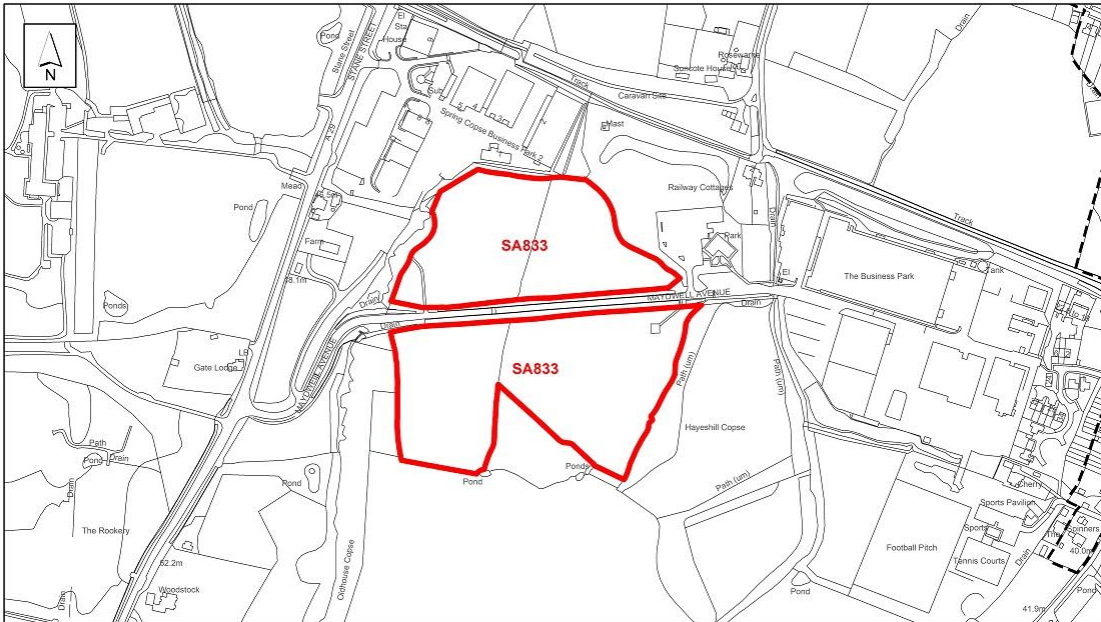
Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape, although views to the nearby South Downs National Park would need to be considered. Development in this location would extend the built form of development northwards along the A29 and potentially leading to ribbon development along the road.

Biodiversity: The site and surrounding land is not designated as important for nature conservation. Though it does lie within a bat sustenance zone. Development would need to ensure that feeding habitat for bat species is retained as part of any development. Additional ecological survey work would also be required to understand any additional

<p>ecological impacts in order to secure mitigation and necessary biodiversity gain.</p> <p>Archaeology: The site does not contain or lie within the setting of any designated heritage assets.</p> <p>Environmental Quality: There is traffic noise from the A29 and train noise from the nearby Arun line Railway. The site lies within the Brick Clay (Weald Clay) Minerals Safeguarding area. Traffic and noise generation from development may impact the surrounding countryside location.</p> <p>Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)</p>
<p>Combined RAG rating: Unfavourable Impacts (with potential for mitigation)</p>
<p>Overall Summary: This is a 2ha area of land in the countryside to the north of Broomers Hill Park industrial estate. It is not considered suitable for allocation as an area for employment development as it would create a linear urbanising development into the countryside north of Codmore Hill. In addition the site is not in particularly close proximity to the services and facilities in Pulborough and Codmore Hill, and would therefore be likely to lead to further reliance on the private car.</p>
<p>Employment Floor Space / Area : 0</p>

Slinfold

Site Name: Land North and South of Maydwell Avenue	SHELAA Ref number: SA833								
Site Map:									
									
<p>Horsham District Council Parks, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence.100023865</small></p>	<p style="text-align: center; font-weight: bold;">Slinfold</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; padding: 2px;">Reference No :</td> <td style="width: 25%; padding: 2px;">Date : 29/01/2020</td> <td style="width: 25%; padding: 2px;">Scale : 1: 4,000 at A4</td> <td style="width: 25%; padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">Drawing No :</td> <td style="padding: 2px;">Drawn :</td> <td style="padding: 2px;">Checked :</td> <td style="padding: 2px;">Revisions :</td> </tr> </table>	Reference No :	Date : 29/01/2020	Scale : 1: 4,000 at A4		Drawing No :	Drawn :	Checked :	Revisions :
Reference No :	Date : 29/01/2020	Scale : 1: 4,000 at A4							
Drawing No :	Drawn :	Checked :	Revisions :						
Parish: Slinfold									
Site Area: 6.3 hectares									
Site Location: The site is in a countryside location close to, but not adjoining the built up area boundary of Slinfold. The site is adjacent to Spring Copse Business Park.									
Site Description: The site consists of grassed agricultural fields either side of the landscaped driveway into Maydwell Business Park. The ground slopes inwards towards the road (Maydwell Avenue).									
Site Access: There is good access from A29 via purpose built drive to service the Business Park.									
Proximity to services and facilities: From the site it is a 2km drive by car via the A29 or a 1.5km walk along Maydwell Avenue through Slinfold Business Park to the village of Slinfold to the east via the pedestrian exit on to Hayes Lane. Slinfold is classified as a 'medium village' in the Horsham District Planning Framework settlement hierarchy which means there is a reasonable range of services and facilities including a local shop. These would not be within easy walking distance of this site.									
Environmental Considerations:									
Landscape: The site does not lie within or near a protected landscape. The site is well contained in the landscape and not visible from the surrounding area.									
Biodiversity: The site is not designated as important for nature conservation. Some of the woodland to the south is designated as ancient woodland and any development would need to take account of this. The site is within a bat sustenance zone which means development would need to ensure the feeding habitat of bat species is maintained as a result of development.									
Archaeology: The site does not contain or lie within the setting of any designated heritage assets.									

Environmental Quality: The site is considered as relatively tranquil as it is sheltered from the traffic noise of the A29 and noise from the nearby industrial estates.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG rating: Neutral Impact

Overall Summary: The site is well contained in the landscape although some of the woodland to the south is designated as ancient woodland – any development would need to take account of this. It is however considered that this area could be a suitable site for additional employment growth linking to existing employment which adjoins this area. This would however be dependent on the availability of this site for such a purpose being confirmed. To date no such confirmation has arisen and it is not considered it would be appropriate to allocate this site for development.

Employment Floor Space / Area : 0

Southwater

Site Name: Land West of Hop Oast	SHELAA Ref number: SA626				
Site Map:					
<table border="1"> <tr> <td colspan="2"> Horsham District Council Parkside, Chart Way, Horsham West Sussex, RH12 1RL Barbara Childs : Director of Place Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence 100023865 </td> <td colspan="2"> Southwater Reference No : Drawing No : Date : 29/01/2020 Scale : 1: 4,000 at A4 Checked : Revisions : </td> </tr> </table>		Horsham District Council Parkside, Chart Way, Horsham West Sussex, RH12 1RL Barbara Childs : Director of Place Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence 100023865		Southwater Reference No : Drawing No : Date : 29/01/2020 Scale : 1: 4,000 at A4 Checked : Revisions :	
Horsham District Council Parkside, Chart Way, Horsham West Sussex, RH12 1RL Barbara Childs : Director of Place Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence 100023865		Southwater Reference No : Drawing No : Date : 29/01/2020 Scale : 1: 4,000 at A4 Checked : Revisions :			
Parish: Southwater					
Site Area: 5.6 hectares					
Site Location: The site located within the countryside between Horsham and Southwater. It adjoins the Hop Oast depot, petrol station, household recycling centre and park and ride to the east. The A24 runs along the southern edge of the site.					
Site Description: The site is currently used as agricultural / pasture land bounded by trees and hedgerows. There are some urban influences as a result of the proximity of the site to the A24 to the south and the various urban uses at the Hop Oast site accessed from the Worthing Road.					
Site Access: Although close to the strategic road network, there is currently no direct access to the site and further work would be required to understand if this could be achieved.					
Proximity to services and facilities: The site is 2.5km by road north to Horsham Town Centre and 2.8km by road south to Southwater Village Centre. Horsham is the main town in the District, and Southwater is classified as a small town/ larger village. Both have a good level of services and facilities including supermarkets. Horsham has two railway stations. There is no safe pedestrian footway to the site. However the site is accessible via public transport given the close proximity of this site to the Park and Ride facility.					
Environmental Considerations:					
Landscape: The site does not lie within or near a protected landscape. The site is located within a landscape character area identified as having low/moderate capacity for Employment Development.					
Biodiversity: The site and surrounding land is not designated as important for nature conservation. The site is within a bat sustenance zone.					
Archaeology: The site does not contain or lie within the setting of any designated heritage assets.					

Environmental Quality: The site lies within the Brick Clay (Weald Clay Formation) and Building Stone (Horsham Stone) Mineral Safeguarding Areas. A high pressure gas pipeline passes directly through the site from NW to SE. which can limit the amount of development which can take place in the easements along these pipelines.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG rating: Unfavourable Impacts (with potential for mitigation)

Overall Summary: Although close to the strategic road network, there is currently no direct access to the site and further work would be required to understand if this could be achieved. The site is also bisected by a high pressure gas main which can limit the amount of development which can take place in the easements along these pipelines. Any potential for development in this location would also be dependent on the availability of this site for such a purpose being confirmed. The site is being promoted as part of a wider mixed use scheme which is written up in SA784.

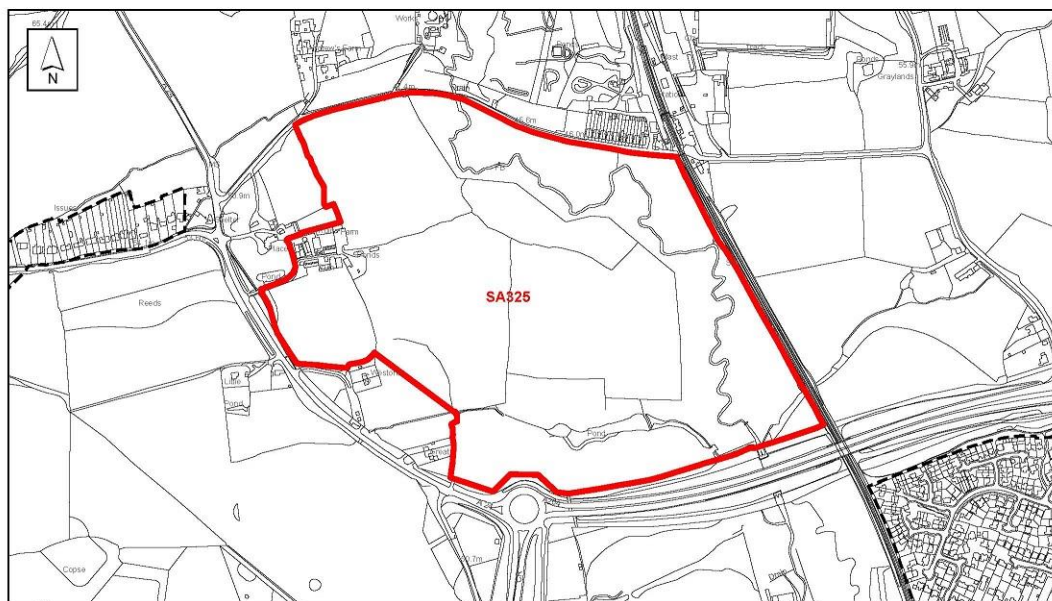
Employment Floor Space / Area : 0

Warnham

Site Name: Land at Westons Farm

SHELAA Ref number: SA325

Site Map:



Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs : Director of Place

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Warnham

Reference No :

Date : 29/01/2020

Scale : 1: 6,000 at A4

Drawing No :

Drawn :

Checked :

Revisions :

Parish: Warnham

Site Area: 36.5 hectares

Site Location: The site is in the countryside north west of Horsham Town and east / north east of Warnham village. The A24 and A264 form the southern boundary of this site, with the roundabout where the two roads meet roughly at the central point along the southern boundary. Station road adjoins the site to the north, with Warnham railway station in the north east. The railway forms the eastern boundary to the site.

Site Description: The site comprises around 37 hectares of agricultural land located to the north / north east of the A24 Dorking Road and the A264. Most of the fields are medium scale and separated by low hedgerows. There is more substantial screening around the main site boundaries which comprise more mature trees. Mature trees are also dotted throughout the site. Boldings Brook runs along the north and eastern edges of the site. There are a number of existing derelict farm buildings on the western portion of the site.

Site Access: The site is currently accessed via a narrow entrance and track from a fast moving stretch of the A24 (Dorking Road). An additional access could be achieved from Station Road, but this is very narrow and is unlikely to be able to accommodate a high volume of traffic. It is likely any development would require a new access to be built from the north of the Great Daux Roundabout. Further highway safety and impact studies would be required, taking into account the cumulative impact of new development in North Horsham. Although Warnham Station is to the north east, the station has no easy vehicular access from Station road.

Proximity to services and facilities: Horsham is the main town within the District and is the main centre for a wide range of shops, employment, services and facilities. It is the largest population centre in the District with a highly skilled workforce. The site is not within easy pedestrian access of the town centre, (4km by road to Horsham Town Centre). It is

likely there would need to be some reliance on the private car to access the site. The site is 0.9km from the centre of Warnham Village. This is a medium scale settlement with a moderate level of services and facilities. Access to Warnham on foot would require crossing the A24, which is busy and may generate highway safety concerns. It is however noted that to the north east of the site is the Warnham Railway Station which could help provide access to the site via public transport.

Environmental Considerations:

Landscape: The site does not lie within or near a protected landscape. The site is large in scale and development in this location, together with development at north Horsham would extend the built form of the settlement to the west. The site would be separate from the remainder of the settlement due to the river corridor on the eastern boundary, together with the railway line and A24/ A264 road network.

Biodiversity: The site and surrounding land is not designated as being of importance for nature conservation. Whilst the arable fields may have more limited ecological value, the river corridor, hedgerows and tree lines may have a greater value for wildlife and act as a wildlife corridor. Further ecological survey work is required to understand the level of nature conservation importance, together with an assessment of how biodiversity could be enhanced should development come forward.

Archaeology/Heritage: There are two Grade II listed buildings nearby, Weston Cottage and Great Daux . There are also two further listed buildings adjacent to Westons Farm (Westons Place and a timber framed outbuilding). Consideration would need to be given to the effect on the setting of these heritage assets.

Environmental Quality: Some of the site is impacted by traffic noise from the A264 and A24. The railway line to the east also generates some intermittent noise impacts. The site is partly within the Horsham Stone mineral safeguarding area.

Flooding: The eastern part of the site contains part of Boldings Brook. The brook along with land immediately abutting it falls within flood zones 2 and 3. Consideration will have to be given as to the surface water run off into the Brook which may increase the potential for flooding downstream.

Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)

Overall Summary: This site is being promoted for employment development. Overall the site is large in scale, but the form of the site would lead to urbanisation of the landscape beyond the immediate confines of Horsham and the new development at North Horsham, and lead to coalescence with Warnham. Environmental impacts including flood risk would also require mitigation.

Although new access to the site could potentially be delivered from the A24/A264 roundabout, further work to understand highways safety and cumulative impact with new development and programmed road upgrades in the area are necessary. The site is also likely to be accessed predominantly by car as it is some distance from Horsham town.

Estimated Employment Floor Space / Area : 0

would extend the built form to the west. The site would be separate from the remainder of north Horsham due to the railway eastern boundary, and is not well related to the existing settlement form.

Biodiversity: Most of the site is not designated as important for nature conservation. However, there is small patch of ancient woodland in the centre of the site. This would require protection should development come forward. The river corridor, hedgerows and tree lines may value for wildlife and act as a wildlife corridor. Further ecological survey work is required to understand the level of nature conservation importance, together with an assessment of how biodiversity could be enhanced should development come forward.

Archaeology: The site does not contain or lie within the setting of any designated heritage assets.

Environmental Quality: The site lies within a Brick Clay (Weald Clay Formation) and Horsham Stone minerals safeguarding area. There is potential for employment use on this site to impact on the amenity of residents on Station Road, due to noise or lighting impacts of any new uses.

Flooding: The western part of the site is within Flood Zone 2

Climate: No known impacts or clear proposals

Combined RAG rating: Unfavourable Impacts (with potential for mitigation)

Overall Summary: Overall the site is large in scale, but the form of the site would lead to urbanisation of the landscape beyond the immediate confines of Horsham and the new development at North Horsham, and potentially lead to coalescence with Warnham. Environmental impacts including flood risk would also require mitigation.

There are also considered to be access difficulties due to the narrow nature of Station Road which are likely to affect the deliverability in this location, as well as the usability of this location by modern businesses who require good access by a range of delivery vehicles.

Employment Floor Space / Area : 0

