

West Grinstead Parish

West Grinstead Parish

The following sites have been considered as part of the March 2018 SHELAA Employment Land Assessment for West Grinstead Parish.

A map depicting the entire site area and summary of each site assessment is included on the following pages.

Please note that the classification of a site is based on the classification of the developable area within that site, therefore if part of a site is considered 'deliverable' -1-5 years, the whole site would be coloured yellow, however in reality only part of that site may be considered suitable for development.

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

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Maximum Employment Area (ha)
SA471	Units 1-15 Star Road Trading Estate	Partridge Green, Horsham	Deliverable 1-5 years (green)	0.75
SA063	Land at Star Road Trading Estate	South of Star Road Partridge Green	Developable 6+ years (yellow)	1.49

Parish**West Grinstead**

SHELAA Reference SA471 **Site Name** Units 1-15 Star Road Trading Estate

Site Address : Partridge Green, Horsham

- | | | |
|---|------------------------------------|---|
| Developable in: | Site Area (ha) 0.75 | <input type="checkbox"/> Listed in EGA 2014 |
| <input checked="" type="checkbox"/> 1-5 years | Greenfield/PDL PDL | <input checked="" type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (ha): 0.75 | <input checked="" type="checkbox"/> Available |
| <input type="checkbox"/> 11+ years | | <input checked="" type="checkbox"/> Achievable |
| <input type="checkbox"/> Not Currently Developable | | |

Proposed Land Use: Employment**Assessment**

Star Road Trading Estate is located within the built-up area boundary (BUAB) of Partridge Green. The northern part of Star Road Trading Estate (SHELAA Ref. SA063) is currently being developed for Class B1, B2 and B8 uses as part of planning permission DC/15/2787. The site is therefore assessed as deliverable in 1-5 years.

Excluded **Reason for Exclusion:**

SA - 471: Units 1-15 Star Road Trading Estate, West Grinstead



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2017). Ordnance Survey Licence.100023865

Date: 13/04/2016

Revision: 30/01/2017

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**West Grinstead**

SHELAA Reference SA063 **Site Name** Land at Star Road Trading Estate

Site Address : South of Star Road Partridge Green

- | | | |
|---|------------------------------------|--|
| Developable in: | Site Area (ha) 4.8 | <input type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL PDL | <input checked="" type="checkbox"/> Suitable |
| <input checked="" type="checkbox"/> 6-10 years | Developable Area (ha): 1.49 | <input checked="" type="checkbox"/> Available |
| <input type="checkbox"/> 11+ years | | <input type="checkbox"/> Achievable |
| <input type="checkbox"/> Not Currently Developable | | |

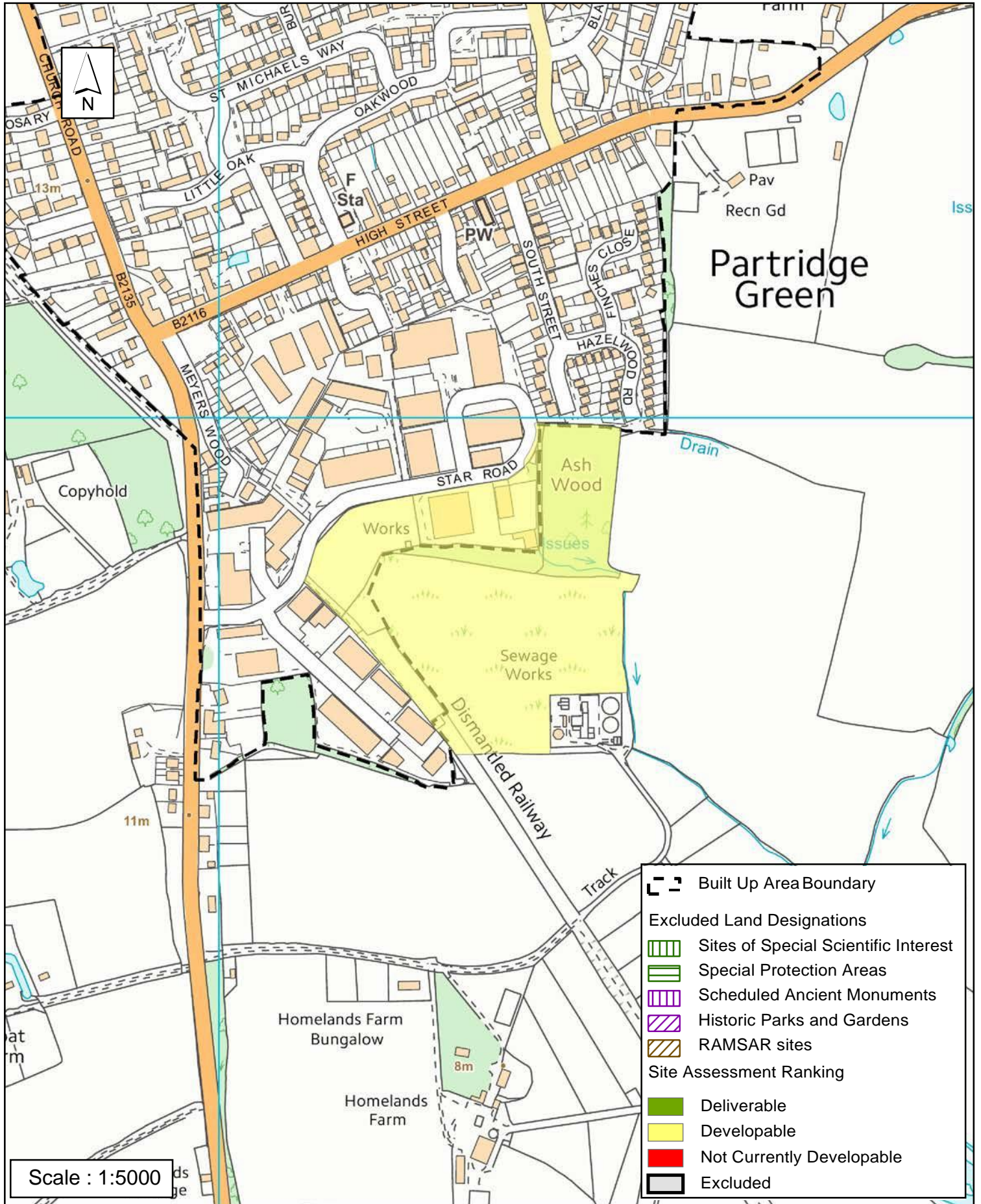
Proposed Land Use: Employment**Assessment**

The site is located to the south west of Star Road Industrial Estate, abutting the BUAB of Partridge Green. The site consists of scrubby grassland. The land to the north and west of this site form part of the Star Road Industrial Estate which is a current KEA designation. Ash Wood area of woodland abuts the site to the north east 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.

This site is considered to have potential for employment development including an expansion of the existing site. There may be some potential for consolidation or relocation of existing uses on the Star and Huffwood Estates on this land, but there should be no loss of land for employment as a result of any such proposals. The delivery of such a scheme would however require the agreement of both landowners. It may also be possible for such development to come forward through a neighbourhood plan, should such a proposal be providing local scale rather than strategic employment development. The site is therefore considered to have the potential for development in the 6 -10 year period.

Excluded **Reason for Exclusion:**

SA-063 - Land at Star Road Trading Estate, West Grinstead



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2017). Ordnance Survey Licence.100023865

Date: 03/04/2014

Revision: 30/01/2017

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property