

Pulborough Parish

Pulborough Parish

The following sites have been considered as part of the March 2018 SHELAA Employment Land Assessment for Pulborough 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 Pulborough Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Maximum Employment Area (ha)
SA831	Brinsbury Centre/ Chichester College West	Stane Street, North Heath, Pulborough	Deliverable 1-5 years (green)	9.17
SA635	Land at Toat Café and Lorry Park	Stane Street, Pulborough	Developable 6-10 years (yellow)	2.68 (tourism use)
SA172	Broomers Hill Park	Broomers Hill Lane, Pulborough	Developable 11+ years (yellow)	3.0
SA830	Land North of Broomers Hill Park	Broomers Hill Lane, Codmore Hill, Pulborough	Not Currently Developable (red)	0

Parish**Pulborough**

SHELAA Reference SA831 **Site Name** Brinsbury Centre/ Chichester College

Site Address : Brinsbury College Stane Street North Heath Pulborough

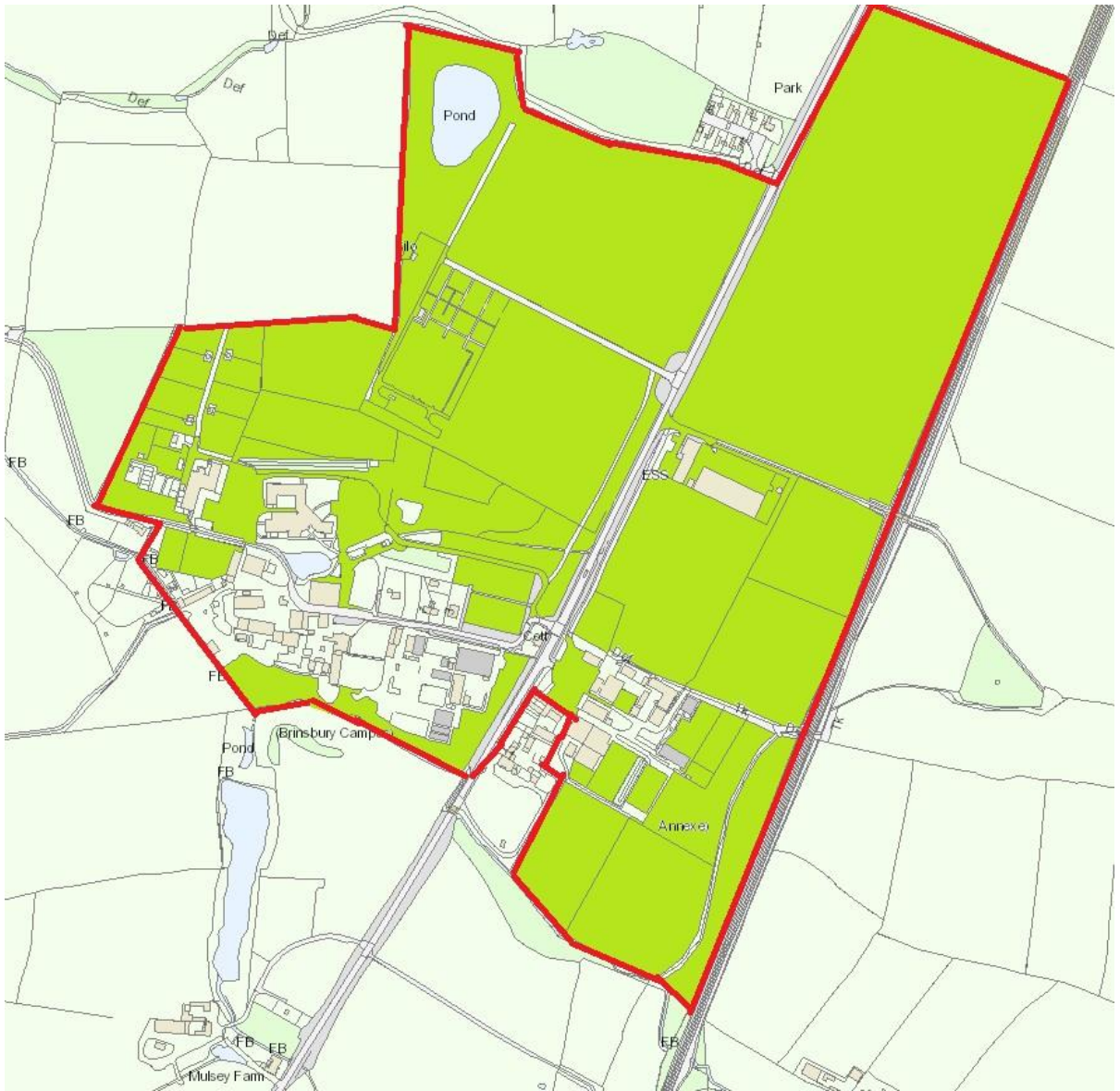
- | | | |
|---|------------------------------------|---|
| Developable in: | Site Area (ha) 53.3 | <input checked="" type="checkbox"/> Listed in EGA 2014 |
| <input checked="" type="checkbox"/> 1-5 years | Greenfield/PDL Both | <input checked="" type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (ha): 9.17 | <input checked="" type="checkbox"/> Available |
| <input type="checkbox"/> 11+ years | | <input checked="" type="checkbox"/> Achievable |
| <input type="checkbox"/> Not Currently Developable | | |

Proposed Land Use: Education**Assessment**

Brinsbury Campus (Chichester College) is located in the countryside, outside the built-up area boundary (BUAB), between Pulborough and Billingshurst, on the A29 (Stane Street). The College is a Centre of Vocational Excellence in rural business management training, horticulture and rural construction, providing further education and training in agricultural and land-based qualifications. The main campus is occupied by 1970-80s metal clad brick buildings, modern polytunnels. Land to the north of the campus buildings is occupied by Architectural Plants. The land is available for development following its identification in Policy AL15 of the Site Specific Allocation of Land (SSAL) DPD, November 2007 and supporting information provided in the Brinsbury Centre of Rural Excellence SPD, issued in February 2009. More recently applications for commercial use have been submitted and recently permitted to allow for a car showroom on land on the eastern side of the A29. (DC/16/2963), together with a range of B1, B2 and B8 uses (DC/17/0177). The principle of some development which supports education or the rural economy is already supported in this location. Due to the recent planning permissions on this site together with the existing policy framework development has been assessed as deliverable in 1- 5 years.

Excluded **Reason for Exclusion:**

SA - 831: Brinsbury Centre/ Chichester College, Pulborough



-  Built Up Area Boundary
- Excluded Land Designations**
-  Sites of Special Scientific Interest
-  Special Protection Areas
-  Scheduled Ancient Monuments
-  Historic Parks and Gardens
-  RAMSAR sites
- Site Assessment Ranking**
-  Deliverable
-  Developable
-  Not Currently Developable
-  Excluded

Scale : 1:5000

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 Date: 26/09/2016 Revision: 23/01/2017

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

Parish**Pulborough**

SHELAA Reference SA635 **Site Name** Land at Toat Café and Lorry Park

Site Address : Stane St Pulborough

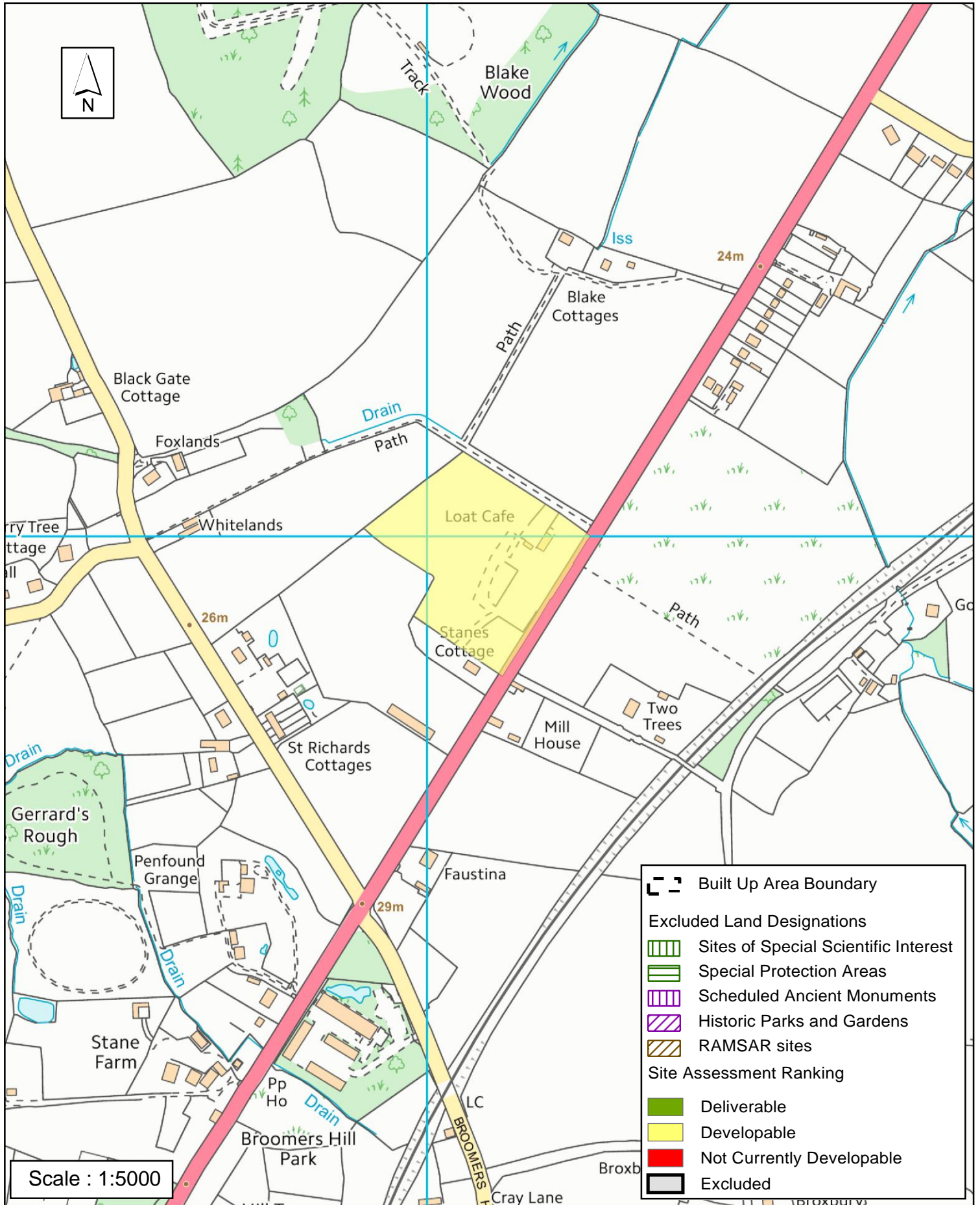
- | | | |
|---|------------------------------------|--|
| Developable in: | Site Area (ha) 2.68 | <input type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL PDL | <input checked="" type="checkbox"/> Suitable |
| <input checked="" type="checkbox"/> 6-10 years | Developable Area (ha): 2.68 | <input checked="" type="checkbox"/> Available |
| <input type="checkbox"/> 11+ years | | <input type="checkbox"/> Achievable |
| <input type="checkbox"/> Not Currently Developable | | |

Proposed Land Use: Mixed Use**Assessment**

The land at Toat Café and Lorry Park is located in the countryside, outside the built up area boundary (BUAB), between Pulborough and Billingshurst, on the A29 (Stane Street). The site is occupied by a Café, a Children's Play Area, Hand Car Wash, an overnight lorry park. Part of the site is used for car boot sales. 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. The site directly adjoins the A29 so has excellent access to the strategic road network, but access to the site is reliant on private vehicles. It is considered that this site may support leisure based activities such as a hotel or rural tourism activity. Due to the rural location of the site, the site is Developable in 6-10 years.

Excluded **Reason for Exclusion:**

SA - 635 : Land at Toat Café and Lorry Park, Pulborough



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Date: 20/06/2016

Revision: 26/04/2017

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Chris Lyons : Director of Planning, Economic Development & Property

Parish**Pulborough**

SHELAA Reference SA172 **Site Name** Broomers Hill Park

Site Address : Broomers Hill Lane, Pulborough

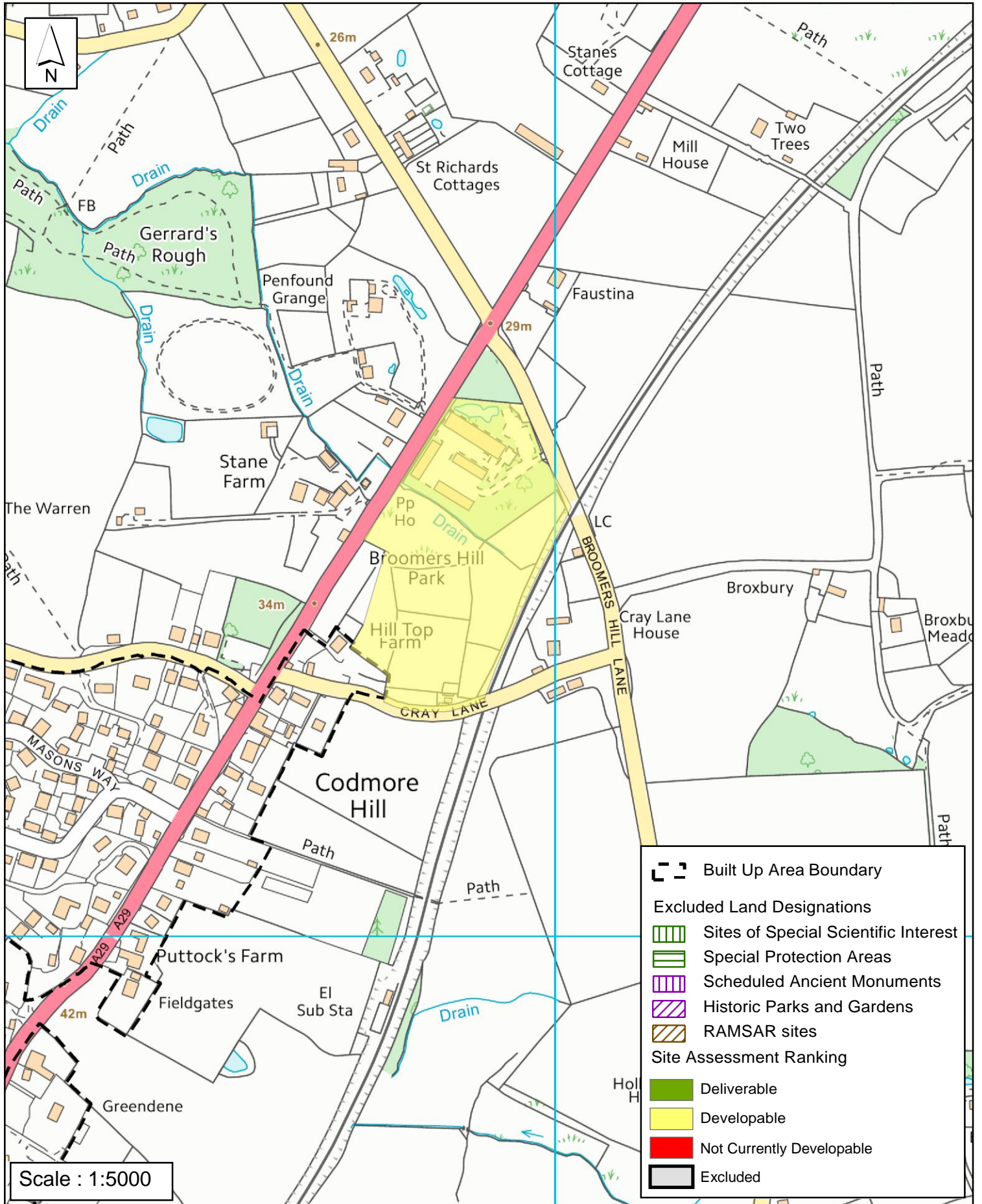
- | | | |
|---|-----------------------------------|--|
| Developable in: | Site Area (ha) 3.72 | <input type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL PDL | <input checked="" type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (ha): 3.0 | <input checked="" type="checkbox"/> Available |
| <input checked="" type="checkbox"/> 11+ years | | <input type="checkbox"/> Achievable |
| <input type="checkbox"/> Not Currently Developable | | |

Proposed Land Use: Employment**Assessment**

The Business Park at Broomers Hill is located in the countryside immediately north of Pulborough, outside the built-up area boundary (BUAB) of Codmore Hill. The site is occupied by two storey brick and metal clad buildings incorporating offices and warehousing, together with associated car parking. The site is well screened by tree planting and hedgerows along its boundaries with the highway and the Arun Valley railway line. There is a 3.0km area of land to the south of this site and adjoining with the BUAB at Codmore Hill which is considered may be suitable for allocation as an area for employment development, which would enable the expansion of this site and support employment development within the southern part of Horsham District. The site will need to be considered through the review of any local or neighborhood plan and is therefore assessed at having potential for development in 11+ years.

Excluded **Reason for Exclusion:**

SA - 172: Broomers Hill Park, Pulborough



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Date: 08/09/2016

Revision: 26/04/2017

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Chris Lyons : Director of Planning, Economic Development & Property

Parish**Pulborough**

SHELAA Reference SA830 **Site Name** Land Opposite Broomers Hill Park

Site Address : Broomers Hill Lane, Codmore Hill, Pulborough

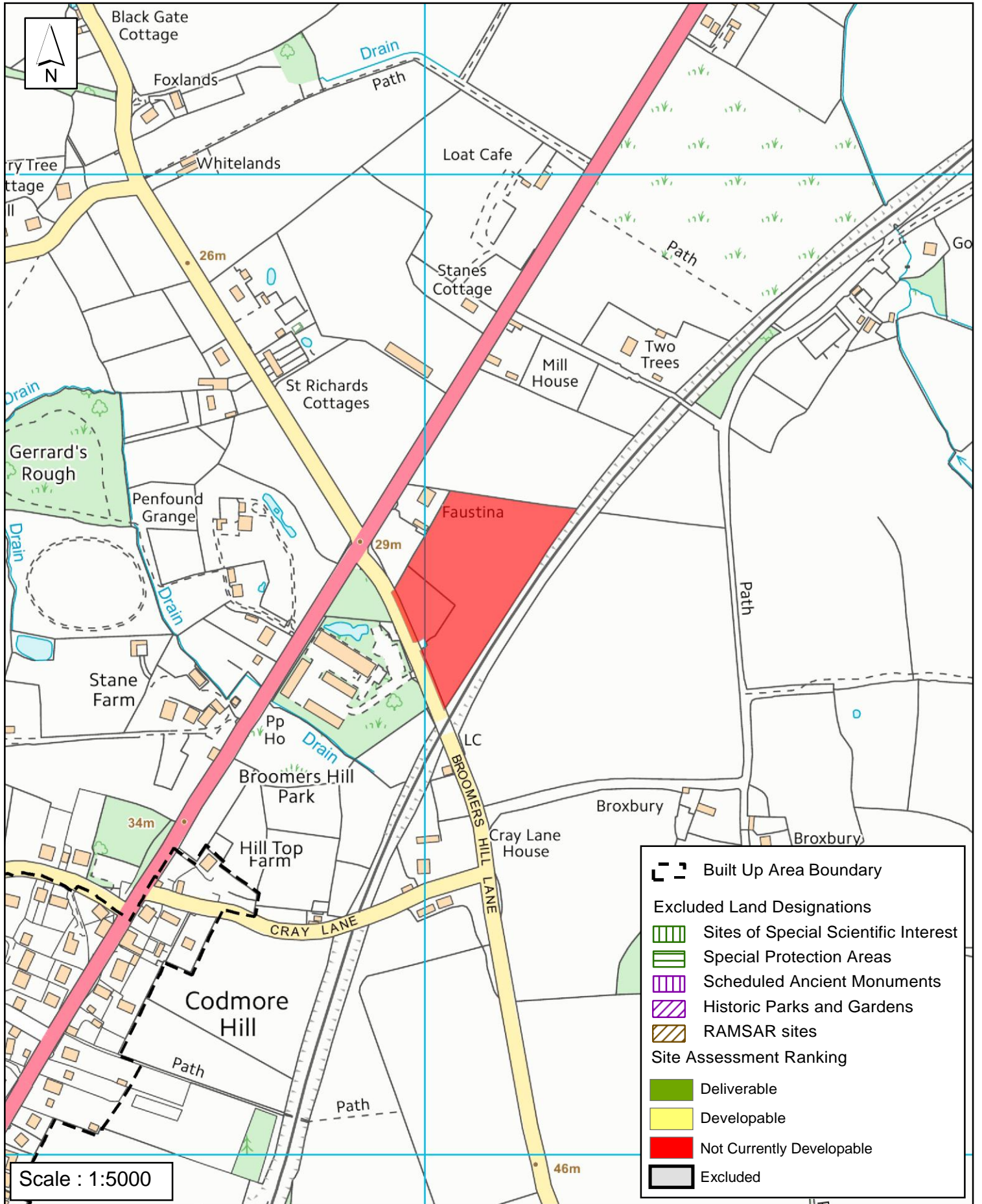
- | | | |
|--|----------------------------------|--|
| Developable in: | Site Area (ha) 2.05 | <input type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL Greenfield | <input type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (ha): 0 | <input type="checkbox"/> Available |
| <input type="checkbox"/> 11+ years | | <input type="checkbox"/> Achievable |
| <input checked="" type="checkbox"/> Not Currently Developable | | |

Proposed Land Use: Employment**Assessment**

This greenfield site is located in the countryside north of Pulborough, outside the built-up area boundary (BUAB) of Codmore Hill. The site is bounded by the Arun Valley railway line, Broomers Hill Lane and a detached house, with open fields to the north. The site is situated to the north of the Broomers Hill Park industrial estate, in close proximity to the A29 (Stane Street). The site was submitted by the landowner. Development of this site would result in ribbon development in the countryside between Pulborough and Billingshurst contrary to elements of Policy 27 of the HDPF: 'Settlement Coalescence' and would be contrary to the settlement hierarchy policies of the HDPF, most notably policy 4 (Strategic Policy: Settlement Expansion). The site is therefore considered to be Not Currently Developable.

Excluded **Reason for Exclusion:**

SA - 830: Land Opposite Broomers Hill Park, Pulborough



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