



West Grinstead Parish

West Grinstead Parish

The following sites have been considered as part of the June 2016 SHELAA 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 <u>developable</u> 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:

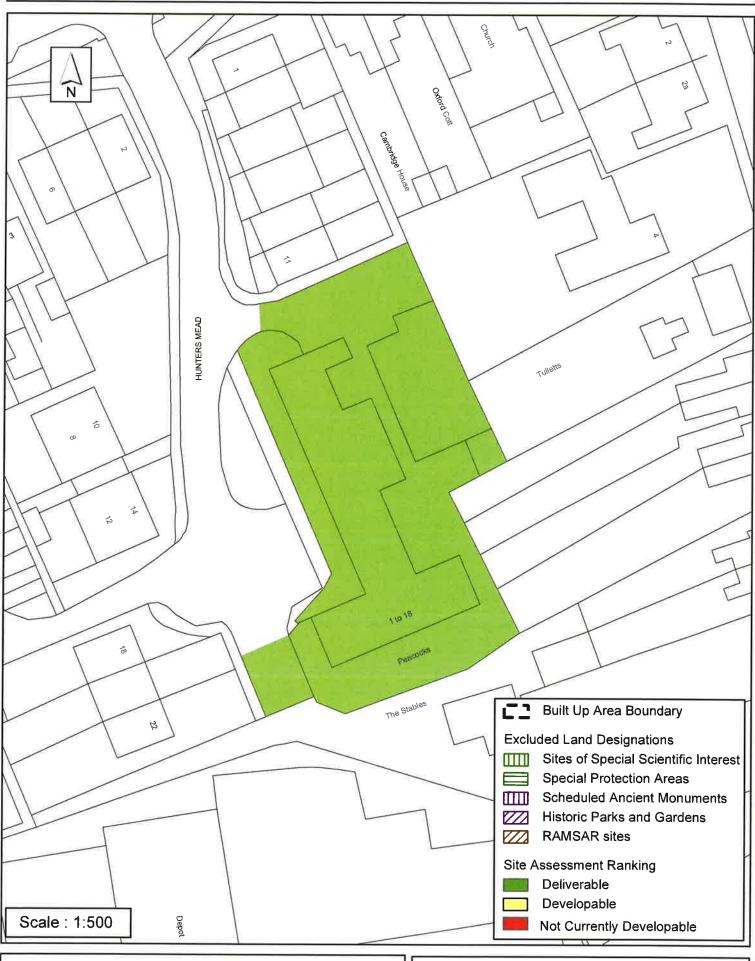
SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA475	Peacocks Hunters Mead	Partridge Green West Sussex	Green (1-5 Years Deliverable)	9
SA320	Land North of the Rosary	Church Road, Partridge Green	Yellow (6-10 Years Developable)	50
SA274	Land north of the Rise	Littleworth Lane, Partridge Green	Yellow (11+ Years Developable)	10
SA433	Land at Dunstans Farm	Shermanbury Road, Partridge Green	dge Yellow (11+ Years Developable)	
SA063	Star Road Trading Estate	Partridge Green	Not Currently Developable	0
SA124	Huffwood Trading Estate	High Street, Partridge Green	Not Currently Developable	0
SA321	Land at Dial Post	South of Village Hall	Not Currently Developable	0
SA353	South of South Lodge, Littleworth	Henfield Road, Littleworth, Partridge Green	Not Currently Developable	0
SA380	Dial Post 2 Field	Dial Post 2 Field, West Grinstead	Not Currently Developable	0
SA382	Lindfield Barn Field	Lindfield Barn Field	Not Currently Developable	0
SA411	Land Adjoining Star Industrial Estate	Partridge Green, West Sussex	Not Currently Developable	0
SA447	Old Blakers Works Site	Old Blakers Works Site	Not Currently Developable	0
SA559	Land adjoining the Orchard Restaurant	Cowfold Road, West Grinstead, West Sussex,	Not Currently Developable	0
SA634	Land at Dunstans	Shermanbury Road, Partridge Green	Not Currently Developable	0

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

SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA221	Halfacre and The Chalet	Bentons Lane, Dial Post	The potential yield falls below SHLAA threshold of 6 dwellings
SA260	Land between 16 and 20 Meyers Wood		The potential yield falls below SHLAA threshold of 6 dwellings
SA367	Land at Littleworth Lane	Land at Littleworth Lane, Partridge Green	Duplication site already assessed in SA274.
SA381	Part Hill Field	Part Hill Field, Swallows Lane, Dial Post, West Sussex	The potential yield falls below SHLAA threshold of 6 dwellings
SA471	Units 1-15 Star Road Trading Estate	Partridge Green, Horsham	The site has been considered for commercial use and is subsequently excluded from the housing assessment
SA597	Steepwood Farm, Adversane	Adversane Lane, Adversane	Duplicate Site Area considered within SA294.

Parish V	Vest Grinstead					
SHLAA Reference SA475 S	ite Name Peacocks Hunters N	/lead				
Years 1-5 Deliverable Site Address Partridge Green, West Sussex Years 6-10 Developable						
Years 11+	Site Area (ha) 0.4	Suitable 🗸				
Not Currently Developable	Greenfield/PDL PDL	Available 🗸				
	Site Total 9	Achievable 🔽				
Justification		Viable ✓				
Justification DC/13/0316 Demolition of existing sheltered accommodation for elderly people (12 bedsits, 3 flats). Construction of 1 x 2-bed house and 2 x 3-bed houses, 4 x 1-bed flats and 2 x 2-bed flats PERMITTED 2013 Development on this site is well underway.						
Excluded Site Exclusion	Reason					
Lapsed PP						

SA-475 - Peacocks, Hunters Mead, Partridge Green



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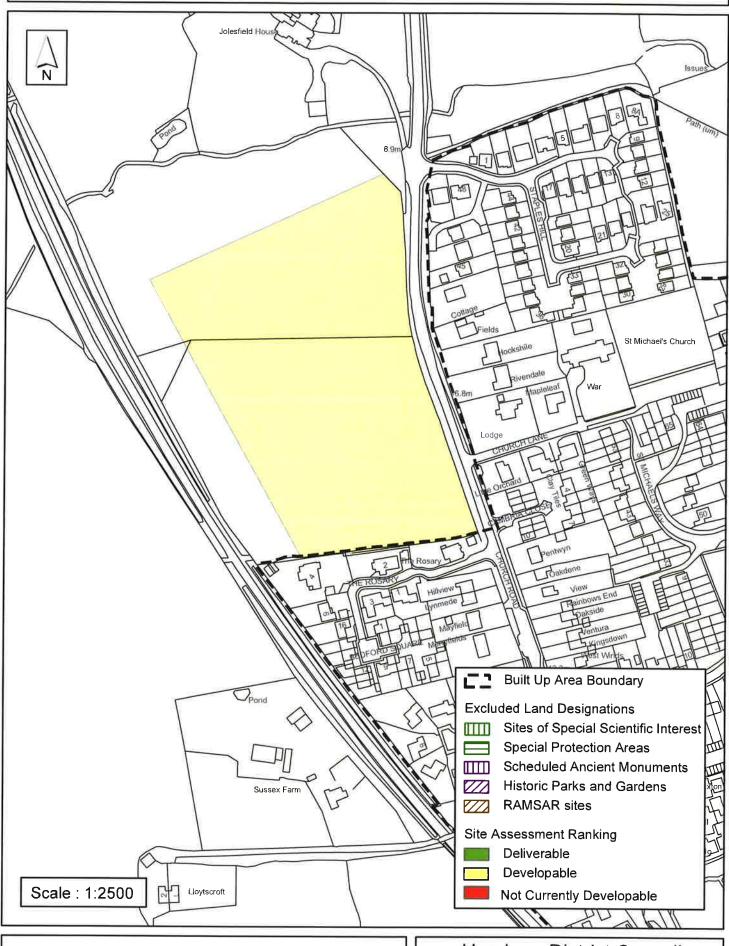
Revision:

Horsham District Council

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

Parish V	Vest Grinstead					
SHLAA Reference SA320 S	ite Name Land North of t	he Rosary				
Years 1-5 Deliverable ☐ Site Address Church Road, Partridge Green Years 6-10 Developable ☑						
Years 11+ ☐ Not Currently Developable ☐	Site Area (ha) 3 Greenfield/PDL Greenfield Site Total 50	Suitable Available Achievable				
Justification		Viable ✓				
Adjoining the settlement edge, the site is well contained and could be an extension to the settlement, however access is a key concern and this would need to be addressed before development could come forward. There is also potential for surface water flooding issues in the area which would need to be explored. For this reason, the site is assessed as 6-10 years developable.						
Excluded Site Exclusion	Reason					
Lapsed PP						

SA - 320: Land North of The Rosary, Partridge Green

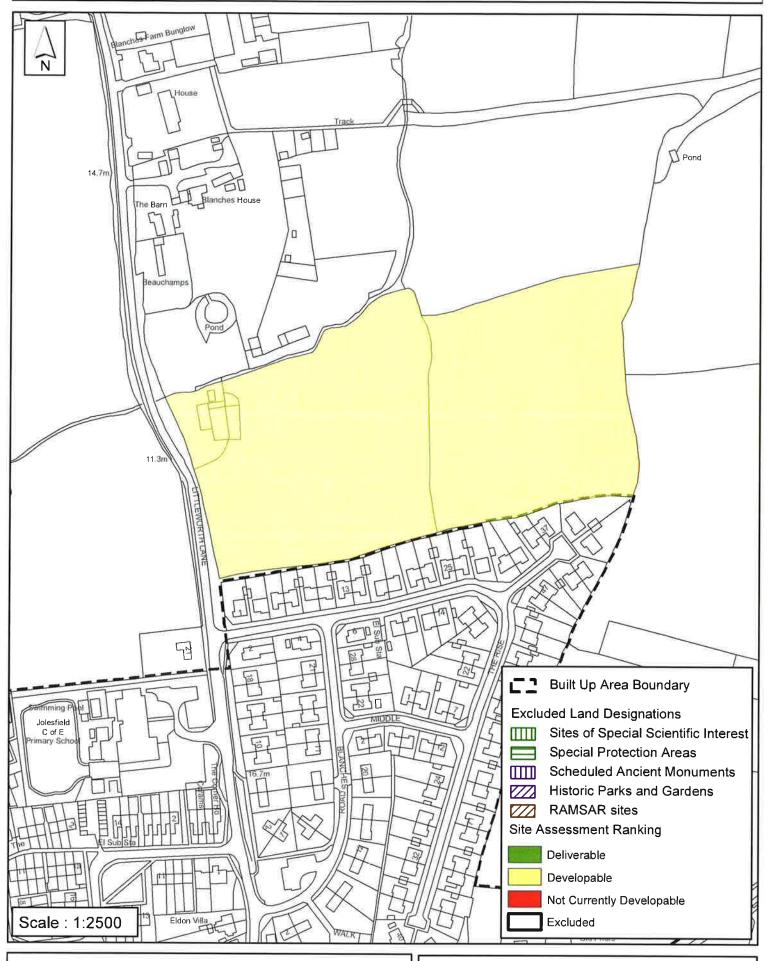


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Horsham District Council

Parish \	West Grinstea	ad		
SHLAA Reference SA274 S	Site Name Land	north of the Ris	se	
Years 1-5 Deliverable Years 6-10 Developable	Site Address Li	ttleworth Lane, Pa	artridge Green	
Years 11+ ✓	Site Area (ha)	4.2	Suitable	
Not Currently Developable	Greenfield/PDL	Greenfield	Available	✓
	Site Total	10	Achievable	
Justification			Viable	•
application, making the site availal site due to the its scale, form and surrounding area. This decision was ite area identified in the SHELAA of the site providing the setting of the considered developable 11- years.	location and impact as later upheld at a and it is considere the listed building is	t on the rural land appeal.The applic ad that developme	dscape characte ation was for pa ent could be suit	er of the art of the total table on parts
Excluded Site Exclusion	Reason			
Lapsed PP Date				

SA - 274: Land north of The Rise, Partridge Green, West Grinstead



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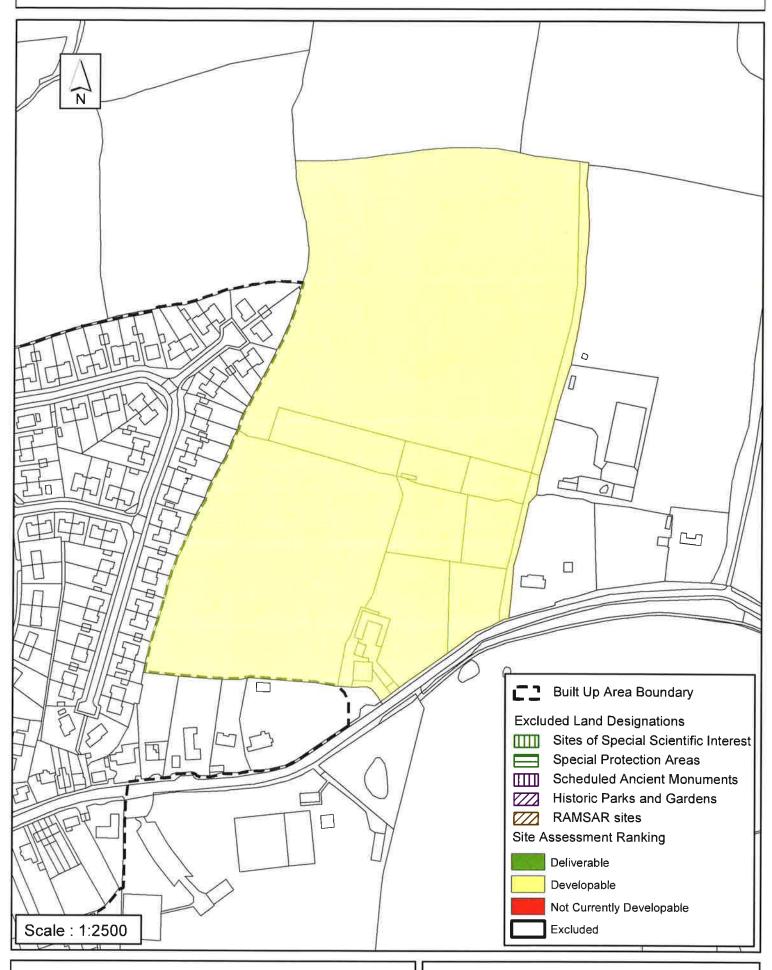
Revision: 13/04/2016

Horsham District Council

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

Parish	West Grinstea	ıd					
SHLAA Reference SA43	33 Site Name Land	at Dunstans Far	m				
Years 1-5 Deliverable Years 6-10 Developable	Site Address Sh	ermanbury Road	Partridge Gree	en			
Years 11+	✓ Site Area (ha)	7	Suitable	✓			
Not Currently Developable	☐ Greenfield/PDL	Greenfield	Available	✓			
	Site Total	60	Achievable				
luctification			Viable	✓			
Justification Adjoining the settlement edge, the site is well contained and could be an extension to the settlement. Access is a key concern and this would need to be addressed before development could come forward. For this reason, the site is assessed as 11+ years developable and the site should be considered as part of the emerging West Grinstead Neighbourhood Development Plan.							
Excluded Site 🔲 Exclu	sion Reason						
Lapsed PP							

SA - 433 : Land at Dunstans Farm, West Grinstead



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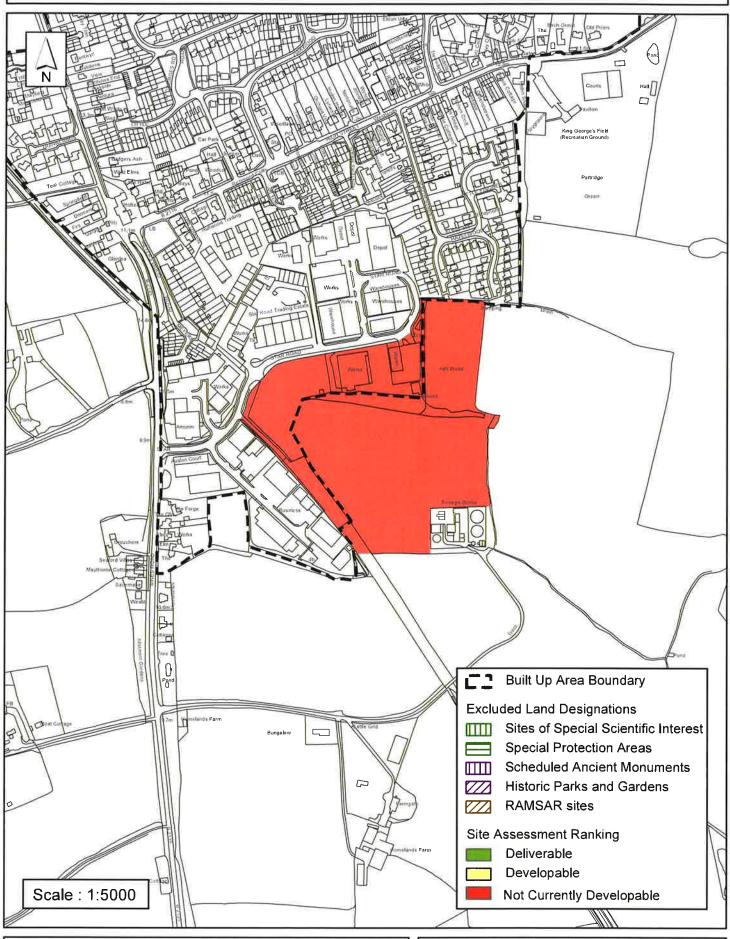
Revision: 08/06/2016

Horsham District Council

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

Parish V	Vest Grinstea	ad			
SHLAA Reference SA063 S	ite Name Star F	Road Trading Es	state		
Years 1-5 Deliverable Years 6-10 Developable	Site Address Pa	artridge Green		<u> </u>	
Years 11+	Site Area (ha)	7.5	Suitable		
Not Currently Developable 🗹	Greenfield/PDL	PDL	Available		
	Site Total	0	Achievable		
Justification			Viable		
The Star Road site is deemed unsuitable for residential development, as it is within the hazard zone of the adjacent sewerage treatment works. There are also risks regarding legal matters, due to multiple ownerships, and possible contamination issues because of the historic and current uses. The site could, however, be used to facilitate residential development at Huffwood (SA124) if the existing businesses could be relocated onto the Star Road site. The northern part of the site adjoining Star Road is considered suitable, whereas the southern part is designated as countrysid and its exposed location would impact upon the countryside beyond. Any relocation of businesses should therefore be constrained, as far as possible, to the northern part of the site. As such the sit is considered not currently developable at the present time.					
Excluded Site Exclusion	Reason				
Lapsed PP Date					

SA - 63: Star Road Trading Estate, Partridge Green

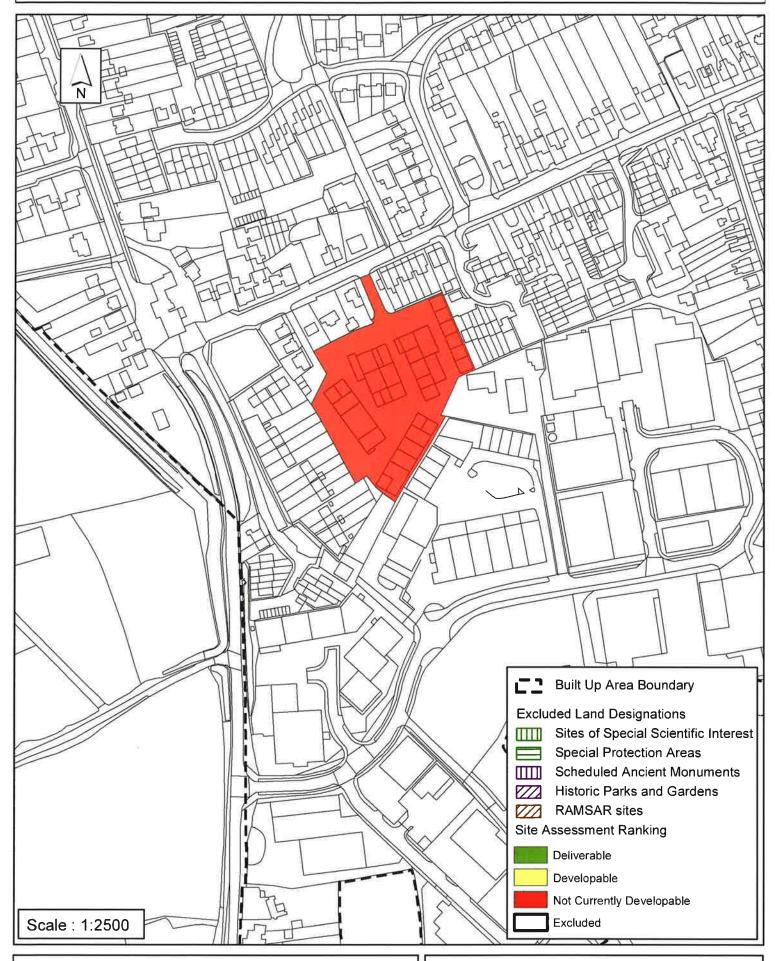


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Horsham District Council

Parish ————————————————————————————————————	West Grinstead	<u> </u>		
SHLAA Reference SA124	Site Name Huffwo	od Trading Est	ate	
Years 1-5 Deliverable Years 6-10 Developable	Site Address High	n Street, Partridg	e Green	
Years 11+	Site Area (ha)]	Suitable	✓
Not Currently Developable 🗹	Greenfield/PDL F	PDL	Available	
	Site Total)	Achievable	
Justification			Viable	
for contamination from previous considered not currently develop			galog. 7 to oddin i	
Excluded Site 🗆 Exclusion	on Reason			
Lapsed PP				

SA - 124 : Huffwood Trading Estate, High Street, West Grinstead



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Date: 07/01/2013

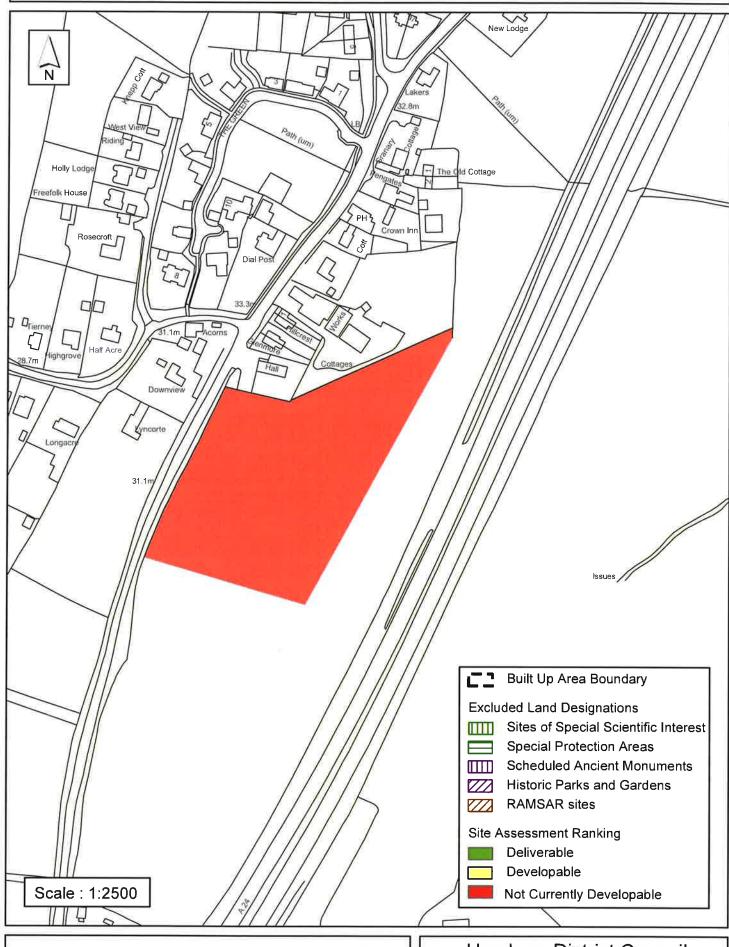
Revision: 05/10/2015

Horsham District Council

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

Parish ·	West Grinstea	ad				
SHLAA Reference SA321	Site Name Land	at Dial Post, So	uth of Village	Hall		
Years 1-5 Deliverable Years 6-10 Developable	Site Address					
Years 11+	Site Area (ha)	1.59	Suitable			
Not Currently Developable 🗹	Greenfield/PDL	Greenfield	Available	•		
	Site Total	0	Achievable			
Justification			Viable			
Justification The site is located in a rural village location with minimal facilities. The site is open and rural in nature therefore is not considered suitable for development at this time.						
Excluded Site 🔲 Exclusion	n Reason					
Lapsed PP 🔲 Date						

SA - 321: South of Village Hall, Dial Post

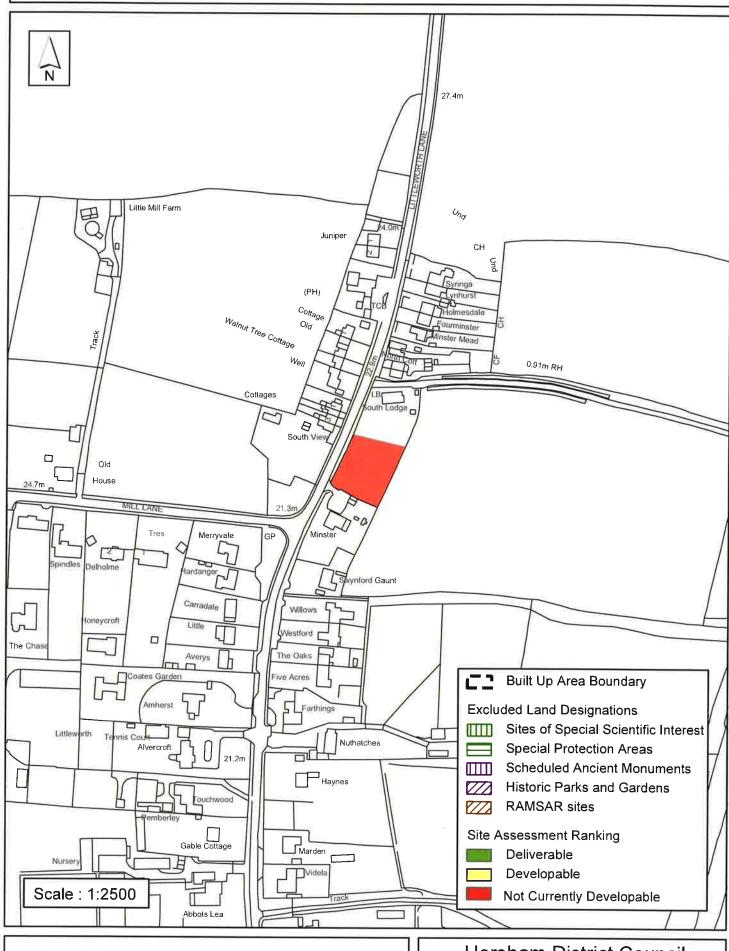


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Horsham District Council

Parish \	Nest Grinstead					
SHLAA Reference SA353 S	Site Name South of South Loo	ge				
Years 1-5 Deliverable Years 6-10 Developable	Site Address Henfield Road, Li	ttleworth, Partridge Green				
Years 11+	Site Area (ha)	Suitable				
Not Currently Developable ✓	Greenfield/PDL Greenfield	Available				
	Site Total 0	Achievable				
Justification		Viable				
Justification The site is located in an isolated rural location and unrelated to the Built Up Area and is therefore defined as Not Currently Developable.						
Excluded Site	Reason					
Lapsed PP						

SA - 353: Land south of South Lodge, Littleworth

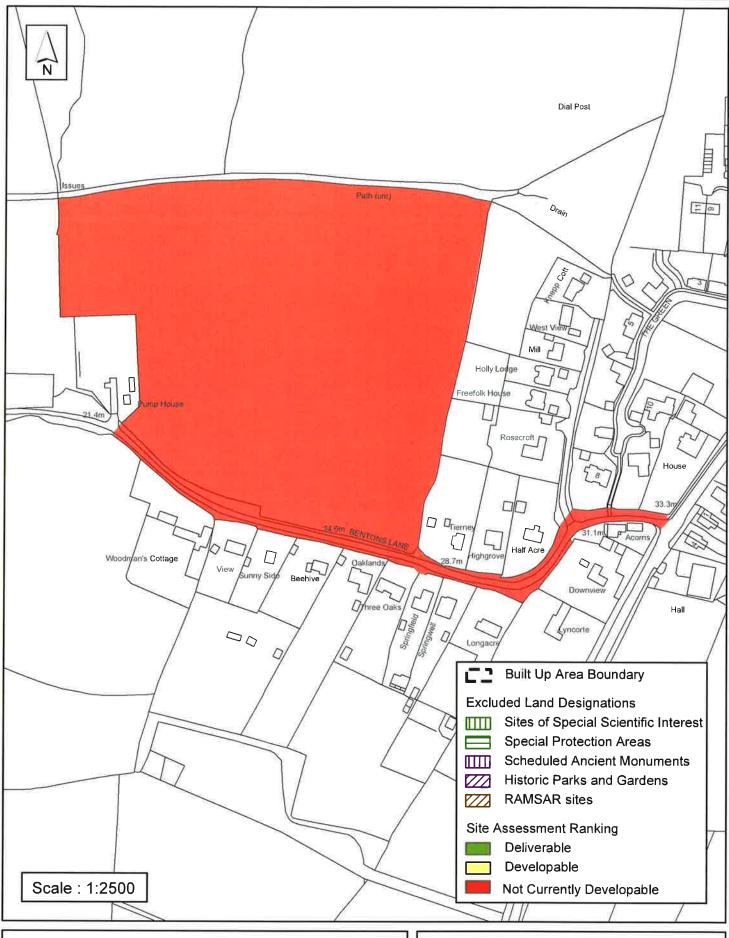


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Horsham District Council

Parish V	Vest Grinstea	ad					
SHLAA Reference SA380 S	ite Name Dial F	ost 2 Field					
Years 1-5 Deliverable							
Years 11+	Site Area (ha)	4.620	Suitable	•			
Not Currently Developable 🗹	Greenfield/PDL	Greenfield	Available	✓			
	Site Total	0	Achievable				
Justification			Viable	•			
The site is considered unsuitable for residential development. Dial Post does not have a BUAB and is away from any services and facilities meaning its in an unsustainable location. The lack of BUAB means there is a significant policy constraint which would need to be overcome meaning the site is unsuitable for residential devleopment at the present time.							
Excluded Site Exclusion	Reason						
Lapsed PP Date							

SA -380: Dial Post 2 Field

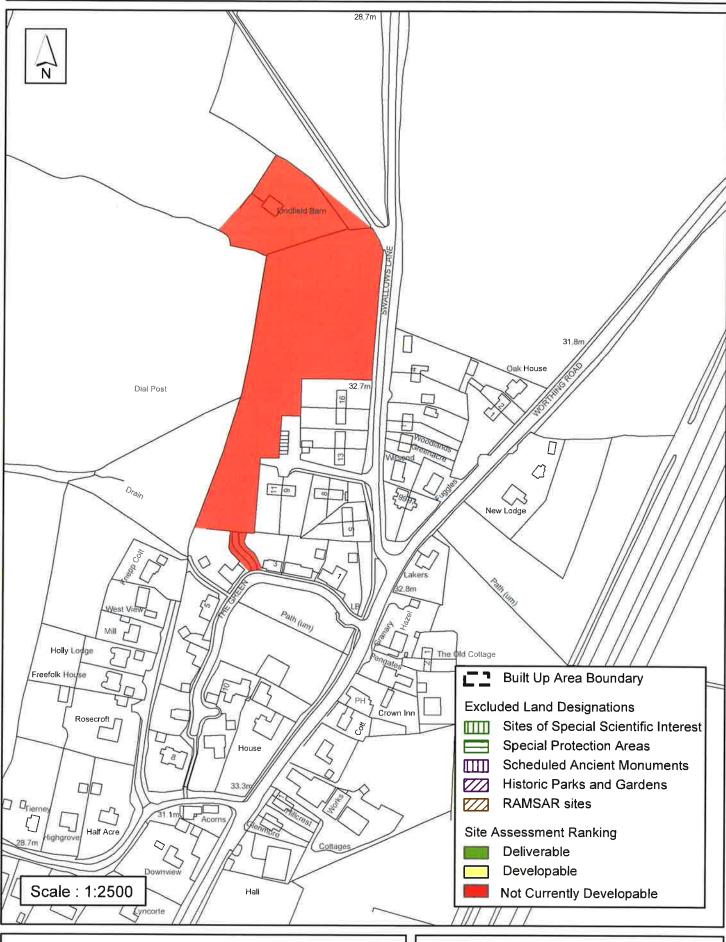


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Horsham District Council

Parisn \	West Grinstea	ad					
SHLAA Reference SA382 S	Site Name Lindfi	eld Barn Field					
Years 1-5 Deliverable Years 6-10 Developable	Site Address Li	ndfield Barn Field,	Swallows Lane	, Dial Post			
Years 11+	Site Area (ha)	1.388	Suitable				
Not Currently Developable 🗹	Greenfield/PDL	Greenfield	Available				
	Site Total	0	Achievable				
luctification			Viable	✓			
Justification The site is considered unsuitable for residential development. Dial Post does not have any services and facilities and therefore it is considered an unsuitable location for residential development and has therefore been assessed as not currently developable.							
Excluded Site Exclusion	Reason						
Lapsed PP							

SA -382: Lindfield Farm Field, Dial Post

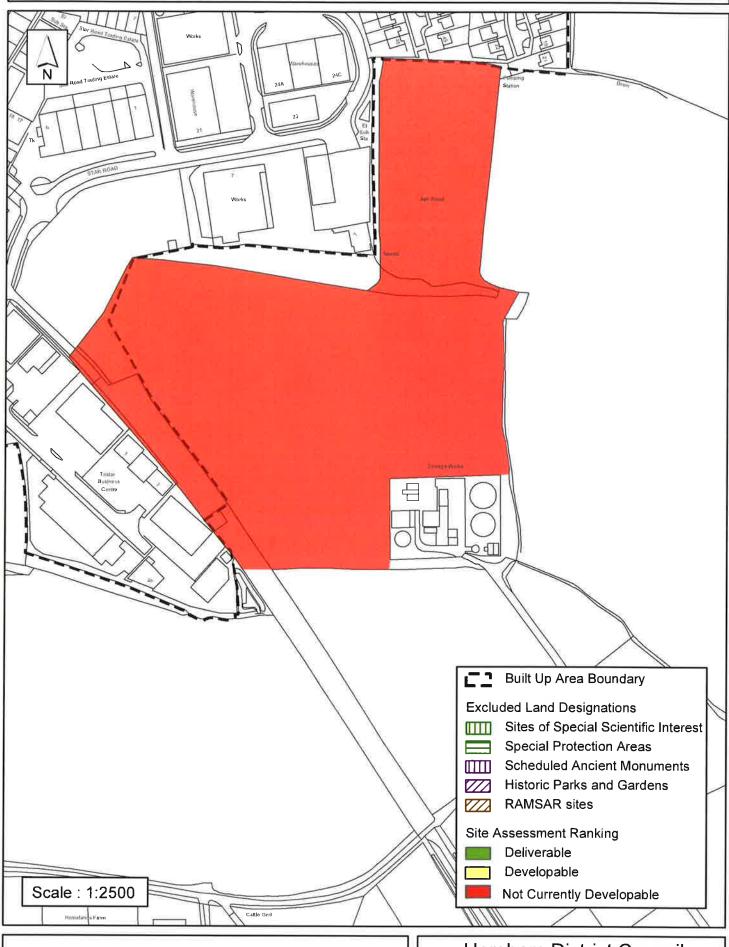


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Horsham District Council

Parish v	Vest Grinstea	ıd				
SHLAA Reference SA411 Si	i te Name Land	Adjoining Star I	ndustrial Estat	te		
Years 1-5 Deliverable Years 6-10 Developable	Site Address La Gr	nd Adjoining Star	Industrial Estat	te, Partridge		
Years 11+	Site Area (ha)	5.1	Suitable	П		
Not Currently Developable 🛂	Greenfield/PDL	Greenfield	Available			
	Site Total	0	Achievable			
			Viable			
Justification						
This site is effectively isolated in the countryside and despite it's close proximity Partridge Green, is in an unsustainable location away from any built up area boundary. Part of the site also lies on Ancient Woodland. Development of the site will be constrained by the potential for visual intrusion into the open countryside so is considered not currently developable for housing. The site forms part of the wider site area considered under SA063 for the Star Road Trading Estate and as such is considered more suitable for commercial use.						
Excluded Site Exclusion	Reason					
Lapsed PP						

SA - 411 : Land adjacent Star Industrial Estate, Partridge Green

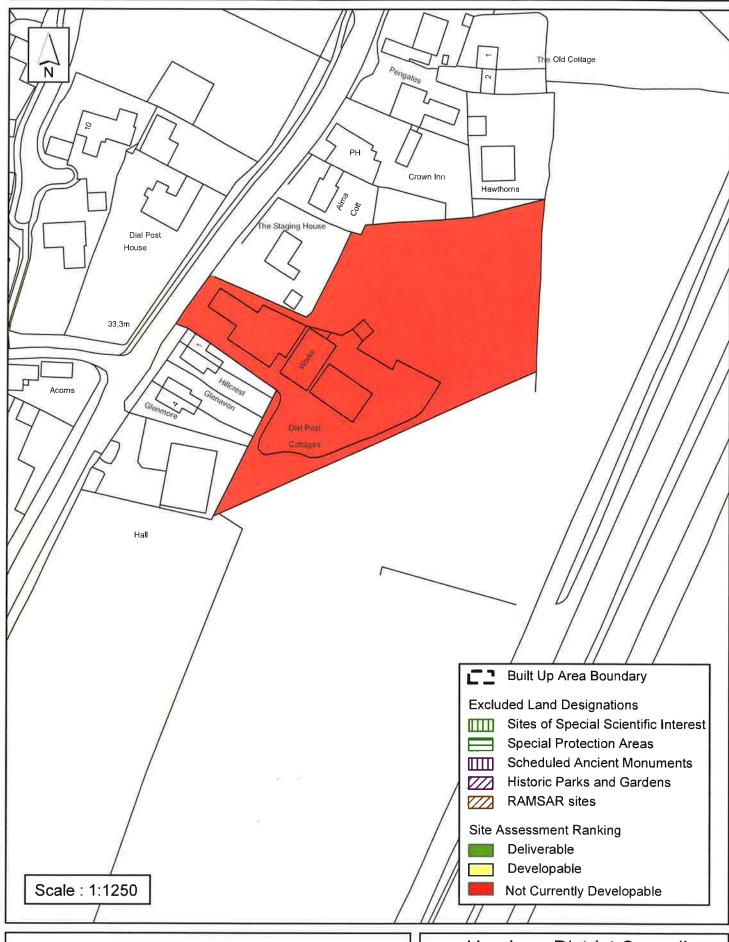


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Horsham District Council

Parish ∨	Vest Grinstea	ıd				
SHLAA Reference SA447 S	ite Name Old B	lakers Works Si	te			
Years 1-5 Deliverable Years 6-10 Developable	Site Address Ol	d Blakers Works	Site			
Years 11+	Site Area (ha)	0.5	Suitable	П		
Not Currently Developable 🔽	Greenfield/PDL	PDL	Available			
	Site Total	0	Achievable			
Justification			Viable			
The site is considered unsuitable for residential development. Dial Post does not have any services and facilities and therefore it is considered an unsuitable location for residential development.						
Excluded Site 🔲 Exclusion	Reason					
Lapsed PP		4				

SA - 447 : Old Blakers Works site, Dial Post

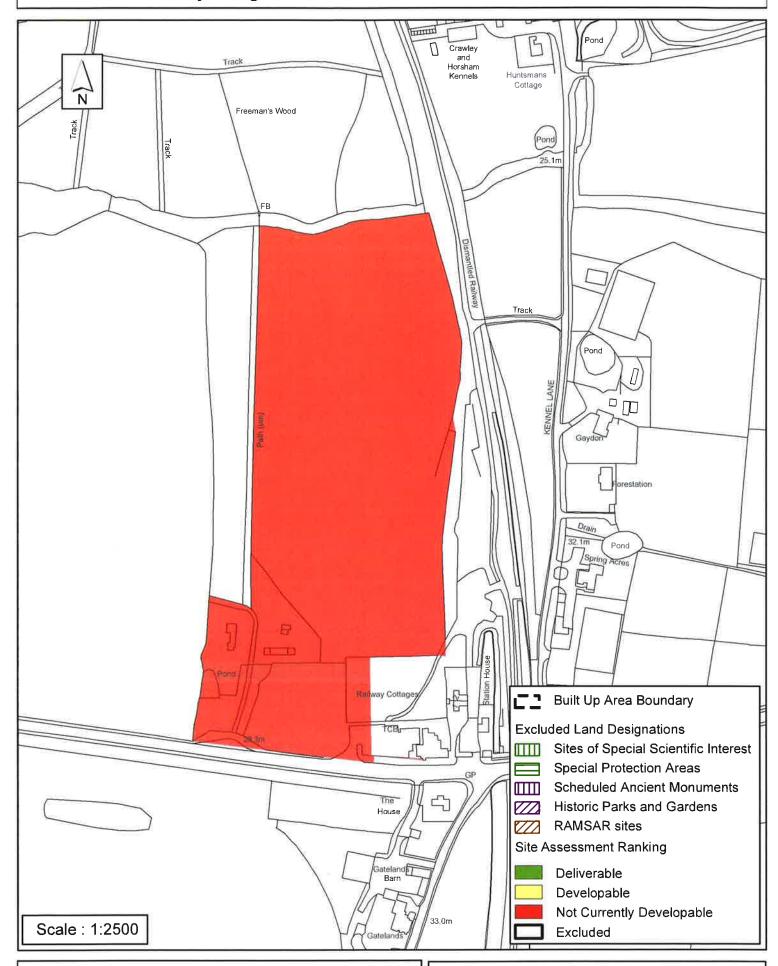


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Horsham District Council

Parish	West Grinstead	
SHLAA Reference SA559	Site Name Land adjoini	ng the Orchard Restaurant
Years 1-5 Deliverable ☐ Years 6-10 Developable ☐	-	oining the Orchard Restaurant, Cowfold est Grinstead
∕ears 11+ □	Site Area (ha) 4.6	Suitable
Not Currently Developable 🗹	Greenfield/PDL Green	field Available
	Site Total 0	Achievable \square
Justification		Viable □
The site is in an isolated rural locations and No		es and facilities. As such the site is
Excluded Site 🔲 Exclusion	n Reason	
Lapsed PP		

SA-559: Land adjoining the Orchard Restaurant, West Grinstead



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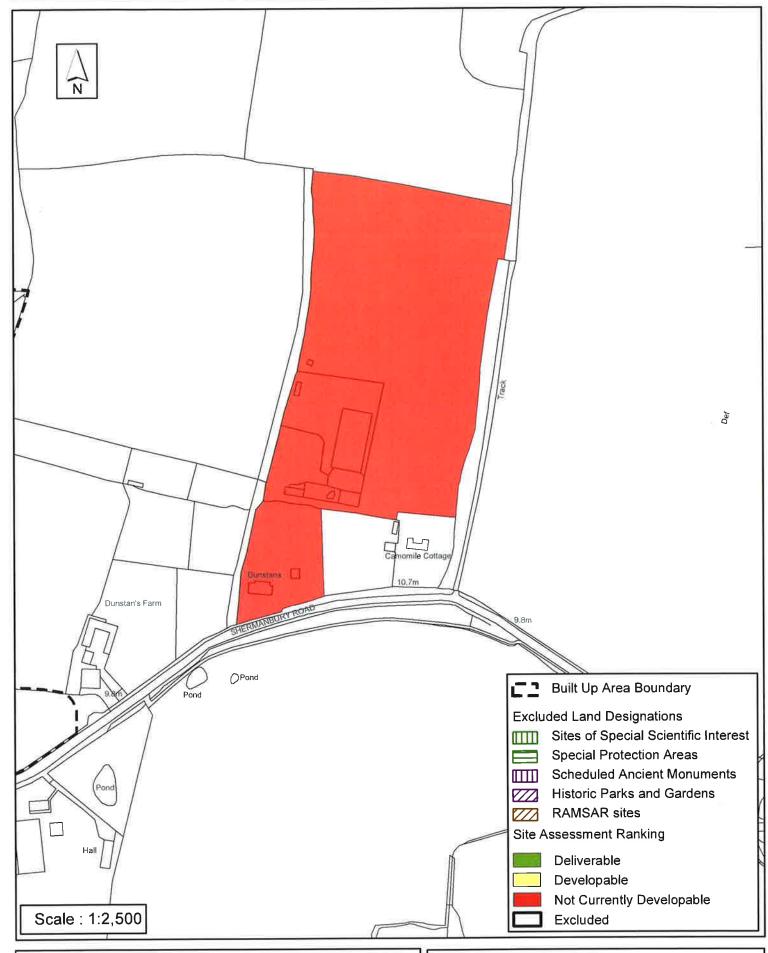
Revision:

Horsham District Council

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

Parish V	Vest Grinstea	nd				
SHLAA Reference SA634 S	ite Name Land	at Dunstans				
Years 1-5 Deliverable Years 6-10 Developable	Site Address Du	ınstans, Shermar	nbury Road, Par	tridge Green		
Years 11+	Site Area (ha)	3.04	Suitable	П		
Not Currently Developable 🔽	Greenfield/PDL	Both	Available	•		
	Site Total	0	Achievable			
			Viable			
Justification						
The landowner has expressed an interest in developing the site, indicating the sites availability. The site is in a rural location, close to but unrelated to the settlement edge of Partridge Green with access to a limited range of services and facilities. Development in this location would be in conflict with the adopted development plan and is considered Not Currently Developable.						
Excluded Site Exclusion	Reason					
Lapsed PP						

SA - 634 : Land at Dunstans, West Grinstead



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Date: 20/06/2016

Revision:

Horsham District Council

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Parish \	sh West Grinstead					
SHLAA Reference SA221 Site Name Halfacre and The Chalet						
Years 1-5 Deliverable Site Address Bentons Lane, Dial Post Years 6-10 Developable						
Years 11+	Site Area (ha)	0.33	Suitable	П		
Not Currently Developable 🗌	Greenfield/PDL	PDL	Available			
	Site Total	0	Achievable			
Justification			Viable			

The potential yield of the site falls below the required SHELAA threshold of 6 dwellings

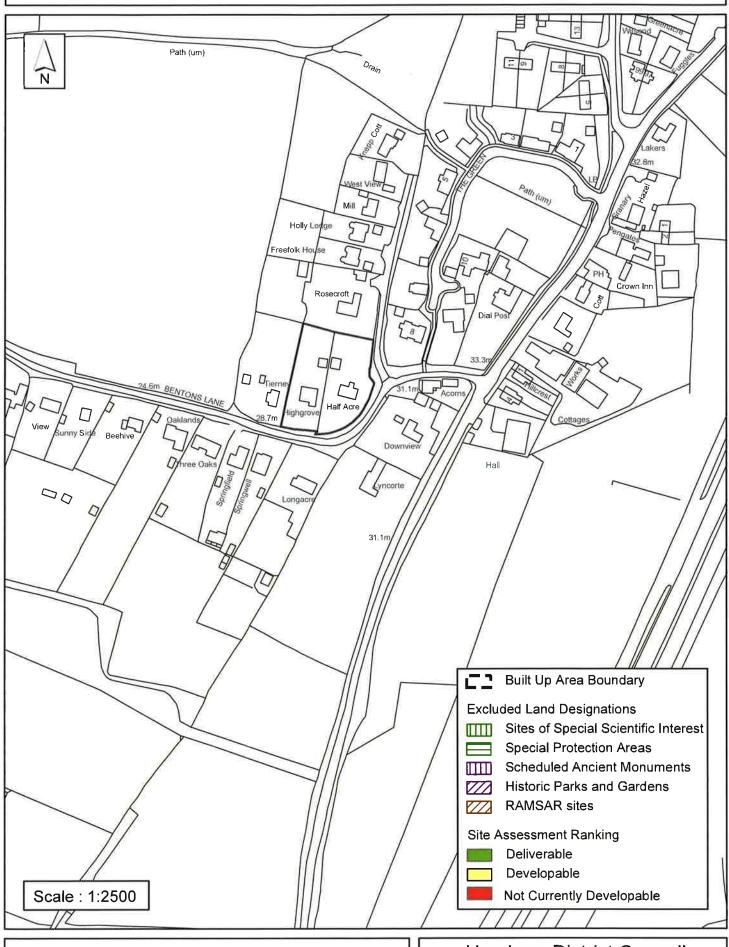
Excluded Site

Lapsed PP

Exclusion Reason

☐ Date

SA - 221: Half Acre and The Chalet, Bentons Lane, Dial Post



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Horsham District Council

Parish We	st Grinstead
SHLAA Reference SA260 Site	Name Land between 16 and 20 Meyers Wood
Years 6-10 Developable Years 11+ S Not Currently Developable G	ite Area (ha) sreenfield/PDL PDL ite Total O Suitable Available
Justification	Viable ☐
Excluded Site 🗹 Exclusion Re	ason The potential yield of the site falls below the required SHELAA threshold of 6 dwellings

☐ Date

Lapsed PP

SA - 260: Land between 16 & 20 Meyers Wood, West Grinstead



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Date: 04/06/2014

Revision: 19/10/2015

Horsham District Council

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

Parisn ∨	Vest Grinstead	
SHLAA Reference SA367 S	ite Name Land at Littleworth L	ane
/ears 1-5 Deliverable ☐	Site Address Land at Littleworth	Lane, Partridge Green
/ears 11+ □ Not Currently Developable □	Site Area (ha) 2.26 Greenfield/PDL Greenfield	Suitable Available
	Site Total 0	Achievable Viable
lustification		
Excluded Site 🗹 Exclusion	Reason Duplicate site already	assessed in SA274
Lapsed PP		

SA - 367: Land at Littleworth Lane, Partridge Green



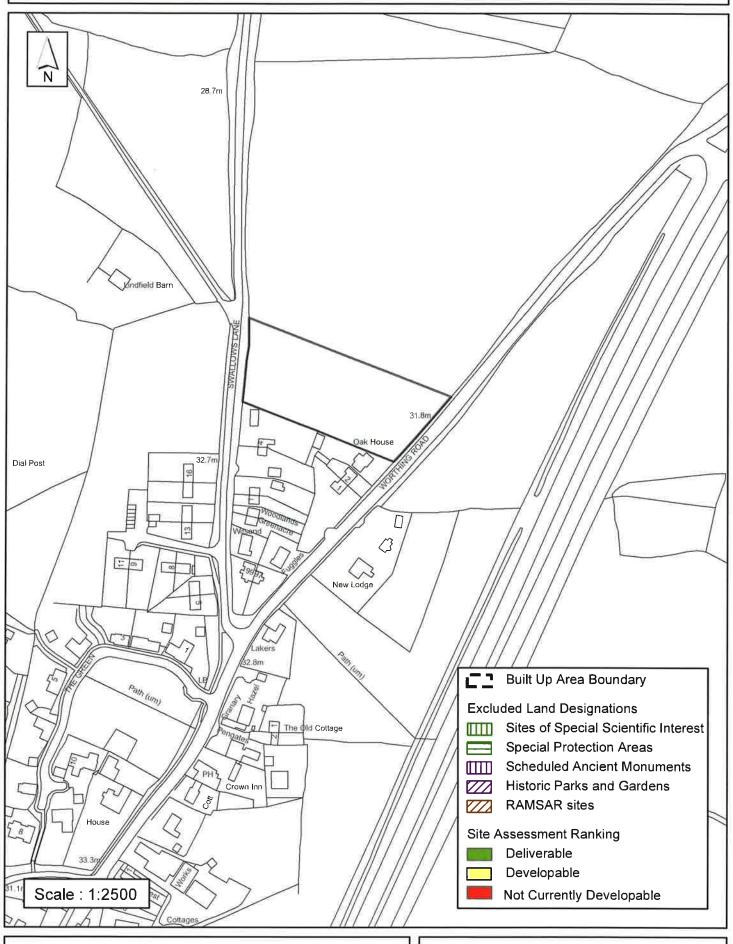
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Horsham District Council

Parish ————————————————————————————————————	West Grinstead		
SHLAA Reference SA381	Site Name Part Hill Field		
Years 1-5 Deliverable Years 6-10 Developable	Site Address Part Hill Field, Swa	ıllows Lane, Dial Post	
Years 11+	Site Area (ha) 0.673	Suitable	
Not Currently Developable	Greenfield/PDL Greenfield Site Total 0	Available Achievable	
Justification		Viable	

Excluded Site	•	Exclusion Reason	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
Lapsed PP		Date	

SA -381: Part Hill Field, Dial Post



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Horsham District Council

Parish West Grinstead		
SHLAA Reference SA471	Site Name Units 1-15	Star Road Trading Estate
Years 1-5 Deliverable Years 6-10 Developable Years 11+	Site Address Partridges	
Not Currently Developable	0.007.002 ()	
Justification		Viable

Excluded Site	✓	Exclusion Reason	The site has been considered for commercial use
Lapsed PP		Date	and is subsequently excluded from the housing assessment

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



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Date: 13/04/2016

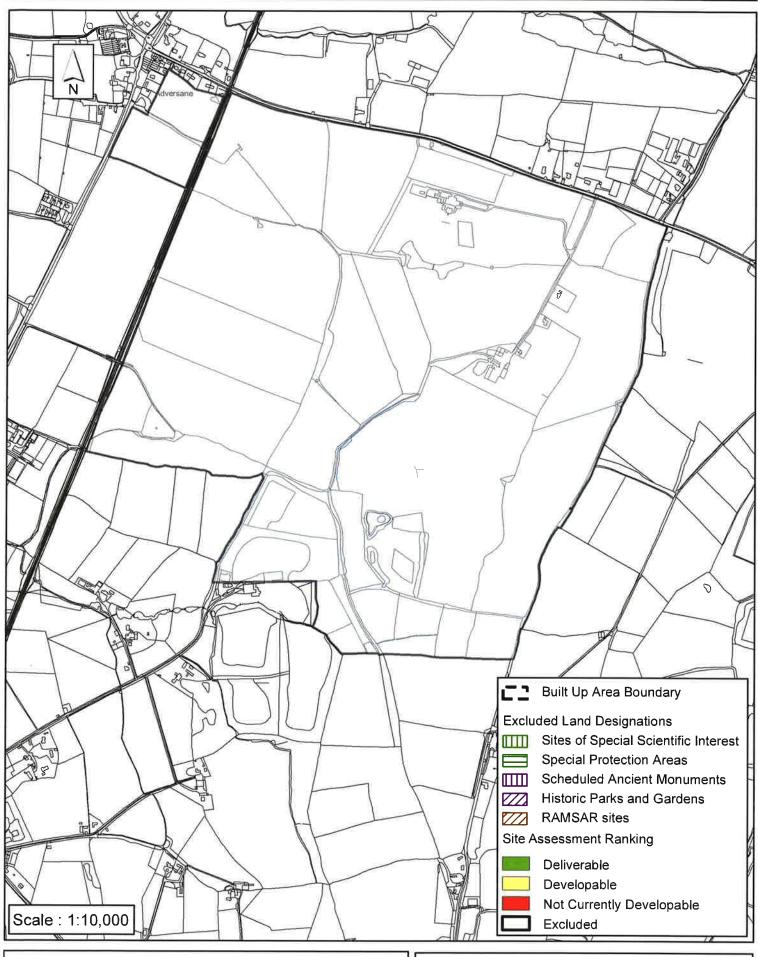
Revision:

Horsham District Council

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

Parish	West Chiltingt	on		
SHLAA Reference SA597	Site Name Land	at Steepwood F	arm Adversane	
Years 1-5 Deliverable Years 6-10 Developable	14/	eepwood Farm, <i>F</i> est Sussex	Adversane Lane,	Adversane,
Years 11+	Site Area (ha)	150.11	Suitable	
Not Currently Developable $\; \Box$	Greenfield/PDL	Greenfield	Available	
	Site Total	0	Achievable	
luctification			Viable	
Justification				
Excluded Site 🗹 Exclusion	on Reason Duplic	ate site area cons	sidered within SA	294
Lapsed PP				

SA-597 : Steepwood Farm, Adversane, West Chiltington



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Revision: 09/06/2016

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