

Horsham Denne Ward

Horsham Denne Ward

The following sites have been considered as part of the December 2018 SHELAA Housing Land Assessment.

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 'developable' 6-10 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 Horsham Denne is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA143	Lifestyle Ford and Bishops Weald	Bishopric, Horsham	Green (1-5 Years Deliverable)	53
SA164	Flats and shops in front of Bishopric Court	The Bishopric, Horsham	Green (1-5 Years Deliverable)	6
SA200	14 - 15 West Street	Horsham	Green (1-5 Years Deliverable)	6
SA283	Land West of Horsham (East) (Berkeleys)	Horsham	Green (1-5 Years Deliverable) Yellow (6-10 Years Developable)	388 245
SA436	Former Horsham District Council Offices	Former Horsham District Council Offices, Park North, North Street, Horsham	Green (1-5 Years Deliverable)	103
SA449	Norfolk House	Horsham	Green (1-5 Years Deliverable)	20
SA453	Prewetts Mill	Worthing Road, Horsham	Green (1-5 Years Deliverable)	59
SA472	The Firs	Farthings Hill, Horsham	Green (1-5 Years Deliverable)	1
SA490	Envision House	5 North Street, Horsham	Green (1-5 Years Deliverable)	23
SA577	Peel House	Barttelot Road Horsham	Green (1-5 Years Deliverable)	14
SA586	25 Piries Place	Horsham West Sussex	Green (1-5 Years Deliverable)	7
SA602	41, 43 and Land To Rear of 45 Longfield Road	Longfield Road Horsham	Green (1-5 Years Deliverable)	6
SA664	Garages at Pelham & Waverley Court	Bishopric Horsham	Green (1-5 Years Deliverable)	21
SA165	Tanfield Garage	Guildford Road, Horsham	Yellow (6-10 Years Developable)	16
SA175	Barclays House	51 Bishopric, Horsham	Yellow (6-10 Years Developable)	12
SA198	West Point	Springfield Road, Horsham	Yellow (6-10 Years Developable)	18

SA672	St Marks Court	Chart Way Horsham	Yellow (6-10 Years Developable)	203
SA450	Hurst Road Opportunity Area	Hurst Road, Horsham	Yellow (11+ Years Developable)	200
SA170	Spire Court	Chart Way, Horsham	Not Currently Developable	0
SA181	Ridgeland House	15 Carfax, Horsham	Not Currently Developable	0
SA185	Dynamics House	86, Hurst Road, Horsham	Not Currently Developable	0
SA186	Above Brock Taylor	2 - 4, East Street, Horsham	Not Currently Developable	0
SA193	Sanford House	5, Medwin Walk, Horsham	Not Currently Developable	0
SA195	Comewell House	North Street, Horsham	Not Currently Developable	0
SA201	26-27 West Street	Horsham	Not Currently Developable	0
SA202	26 Worthing Road	Horsham	Not Currently Developable	0
SA203	76 Park Street	Horsham	Not Currently Developable	0
SA206	7 - 9 Park Place	Horsham	Not Currently Developable	0
SA210	Springfield House	Springfield Road, Horsham	Not Currently Developable	0
SA212	Afon House	Worthing Road, Horsham	Not Currently Developable	0
SA213	Exchange House	Worthing Road, Horsham	Not Currently Developable	0
SA214	Provender Mill	Mill Bay Lane, Horsham	Not Currently Developable	0
SA270	51 Hurst Avenue	Horsham	Not Currently Developable	0
SA273	9, 11 and 13 Worthing Road	Horsham	Not Currently Developable	0
SA278	5a – 13 Guildford Road	Guildford Road, Horsham	Not Currently Developable	0
SA395	Rookwood Golf Club North	Robin Hood Lane	Not Currently Developable	0
SA479	Bailey House	4-10 Barttelot Road, Horsham	Not Currently Developable	0

Parish	Horsham Denne
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SHLAA Reference	SA143	Site Name	Lifestyle Ford and Bishops Weald
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Bishopric, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.58	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	53	Achievable	<input checked="" type="checkbox"/>

Justification

The site has planning permission for 70 dwellings via planning application DC/13/2126. This is split into 53 apartments on the former Bishops Weald House, Albion Way site and 17 dwellings on the former Lifestyle Ford site, Bishopric site. The former Lifestyle Ford site was completed in 2017/2018 and forms part of an allocation for 105 dwellings in the Site Specific Allocations of Land (2007) (SSAL) Policy AL1 . It is concluded the remaining site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 143: Bishops Weald House Albion Way Horsham (Lifestyle Ford)



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SHLAA Reference	SA164	Site Name	1st Floor, Freshwater Parade
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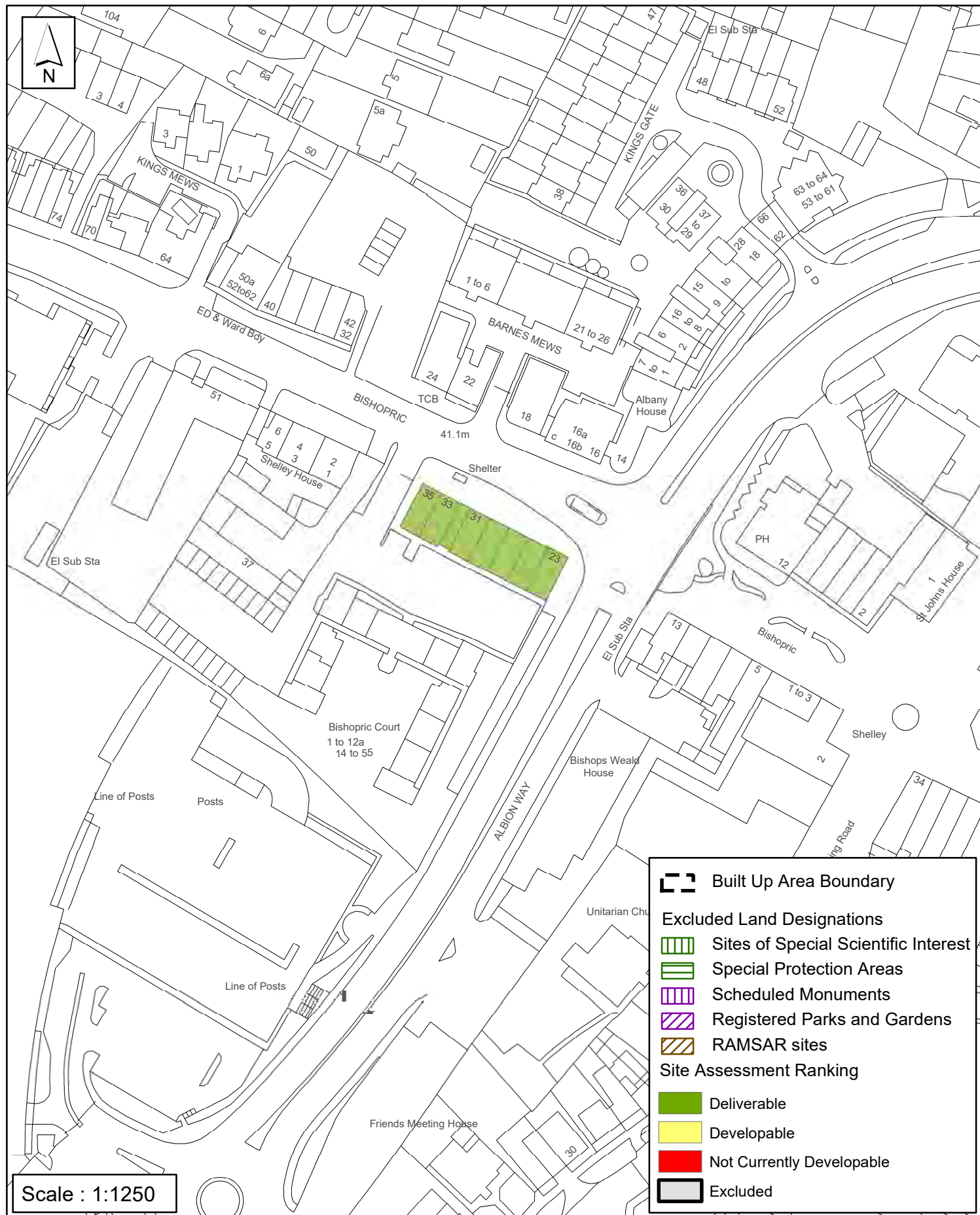
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	1st Floor, Freshwater Parade, The Bishopric, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.05	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	6	Achievable	<input checked="" type="checkbox"/>

Justification

The site has planning permission (DC/17/0638) for the change of use of the first floor from retail (Class A1) to six one-bedroomed residential units (Class C3). It is expected these will be delivered in 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Parish	Horsham Denne
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SHLAA Reference	SA200	Site Name	14 - 15 West Street
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	14 - 15 West Street, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.03	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	6	Achievable	<input checked="" type="checkbox"/>

Justification

The site has planning permission for 6 dwellings via planning application DC/13/1916. Development is well underway. A scheme of this size would likely be delivered in a single phase. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA200: 14-15 West Street, Denne, Horsham
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Parish	Horsham Denne
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SHLAA Reference	SA283	Site Name	Land West of Horsham (East) (Berkeleys)		
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Horsham		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	50	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	633	Achievable	<input checked="" type="checkbox"/>

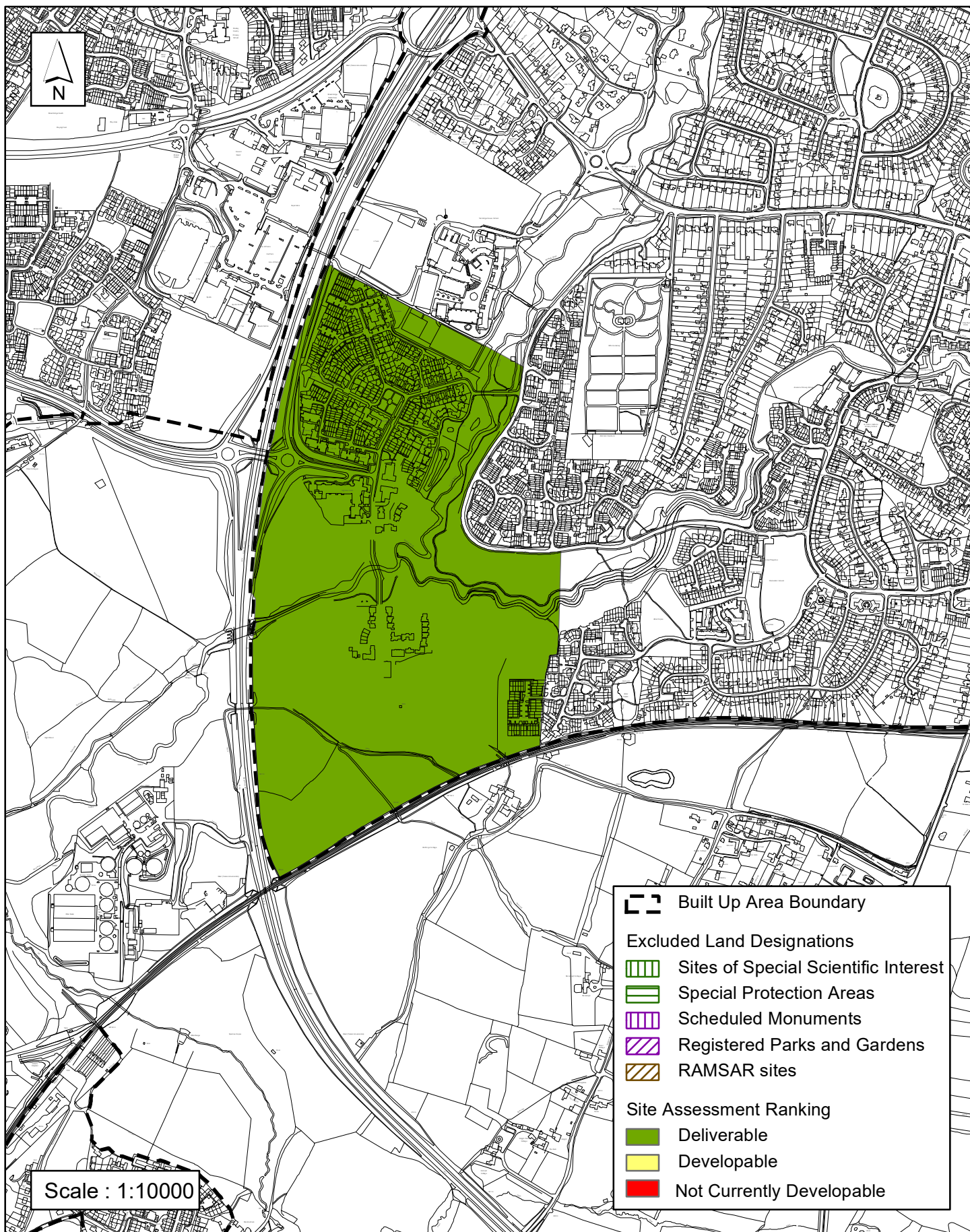
Justification

The site has planning permission for 1,090 dwellings via planning applications DC/09/2138 and DC/12/2298, following its allocation in Policy CP7 of the Core Strategy (2007). Development is now well underway with completion expected within ten years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 283 : Land west of Horsham



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SHLAA Reference	SA436	Site Name	Former Horsham District Council Offices		
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Former Horsham District Council Offices, Park North, North Street, Horsham			
Years 6-10 Developable	<input type="checkbox"/>					
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.23	Suitable	<input checked="" type="checkbox"/>	
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>	
		Site Total	103	Achievable	<input checked="" type="checkbox"/>	

Justification

This site has prior approval for the change of use from offices to 96 residential dwellings via application DC/16/2812. The total number of units will increase by up to an additional 7 dwellings by virtue of applications DC/16/1016 (allowed at appeal). Development has commenced and it is expected that the site will be delivered within the 1-5 year period.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 436 : Former Horsham District Council Offices, North Street, Horsham



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SHLAA Reference	SA449	Site Name	Norfolk House
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	32-40 North Street		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.05	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	20	Achievable	<input checked="" type="checkbox"/>

Justification

The site has planning permission for residential development. Whilst a number of prior approvals have been permitted allowing a change of use to different numbers of dwelling On this site, it is considered the most recent applications would likely be developed. These permit 20 dwellings via DC/16/2499 and DC/16/1853. There are no known constraints impacting the delivery of this site, and the site is anticipated to be delivered within the first 5 years. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 449 : Norfolk House, North Street, Horsham



Scale : 1:1250

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SHLAA Reference	SA453	Site Name	Prewetts Mill
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Worthing Road, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.26	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	59	Achievable	<input checked="" type="checkbox"/>

Justification

The site has planning permission for 59 dwellings via prior approval application DC/16/2872. Development has commenced and should be completed within the next five years. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-453 : Prewetts Mill, Horsham



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SHLAA Reference	SA472	Site Name	The Firs
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Farthings Hill, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.14	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	1	Achievable <input checked="" type="checkbox"/>

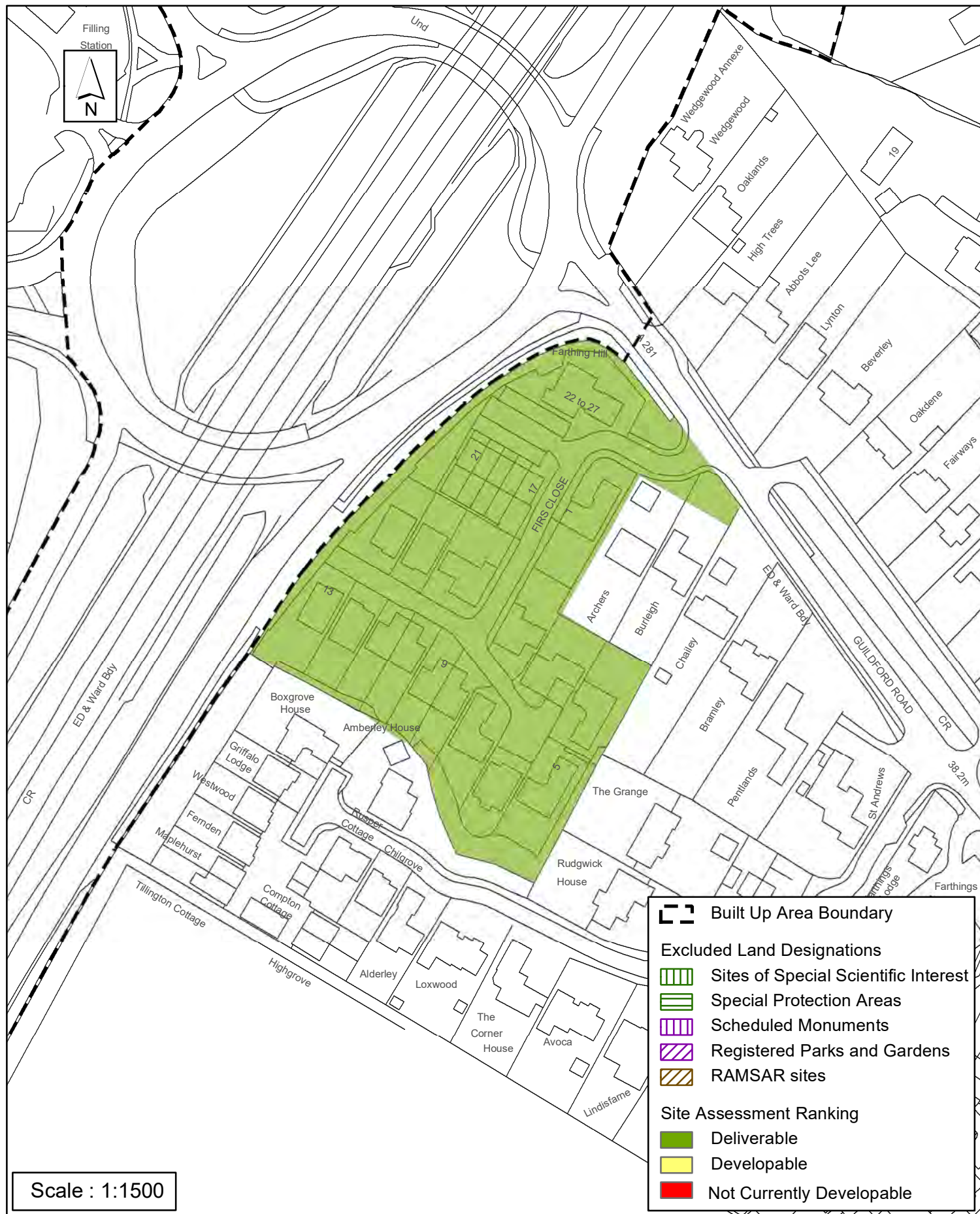
Justification

The site has planning permission for 27 dwellings via planning application DC/13/0429. Development is almost complete.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-472 :The Firs, Horsham Denne



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SHLAA Reference	SA490	Site Name	Envision House 5 North Street Horsham		
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Envision House, 5 North Street, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.09	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	23	Achievable	<input checked="" type="checkbox"/>

Justification

The site has permission for 23 dwellings via prior approval application DC/14/1880 and planning application DC/15/0757. A scheme of this size would likely be delivered in a single phase. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-490 - Envision House, 5 North Street, Horsham, Denne



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Parish	Horsham Denne
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SHLAA Reference	SA577	Site Name	Peel House
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Barttelot Road, Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.14	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	14	Achievable <input checked="" type="checkbox"/>

Justification

The site has planning permission for 14 dwellings via prior approval application DC/14/2151 and there have been subsequent applications relating to 1 and 2 Peel House. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA577 : Peel House, Barttelot Road, Horsham



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SHLAA Reference	SA586	Site Name	25 Piries Place
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	25 Piries Place Horsham West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.50	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	7	Achievable	<input checked="" type="checkbox"/>

Justification

The site has planning permission for 7 dwellings via planning application DC/13/0228. Development is underway. A scheme of this size would likely be delivered in a single phase. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA586 : 25 Piries Place Horsham West Sussex



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Parish**Horsham Denne**

SHLAA Reference SA602 **Site Name** 41, 43 and Land To Rear of 45 Longfield Road

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	41, 43 and Land To Rear of 45 Longfield Road		
Years 6-10 Developable	<input type="checkbox"/>		Horsham West Sussex		
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.27	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	6	Achievable	<input checked="" type="checkbox"/>

Justification

The site has planning permission for 6 dwellings via planning applications DC/15/1483 (Outline) and DC/18/0735 (Reserved Matters). It is anticipated that the site will be delivered in a single phase. It is concluded that this site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA - 602 : 41, 43 and Land To Rear of 45 Longfield Road, Denne



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SHLAA Reference	SA664	Site Name	Garages at Pelham & Waverley Court		
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Bishopric Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.15	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	21	Achievable	<input checked="" type="checkbox"/>

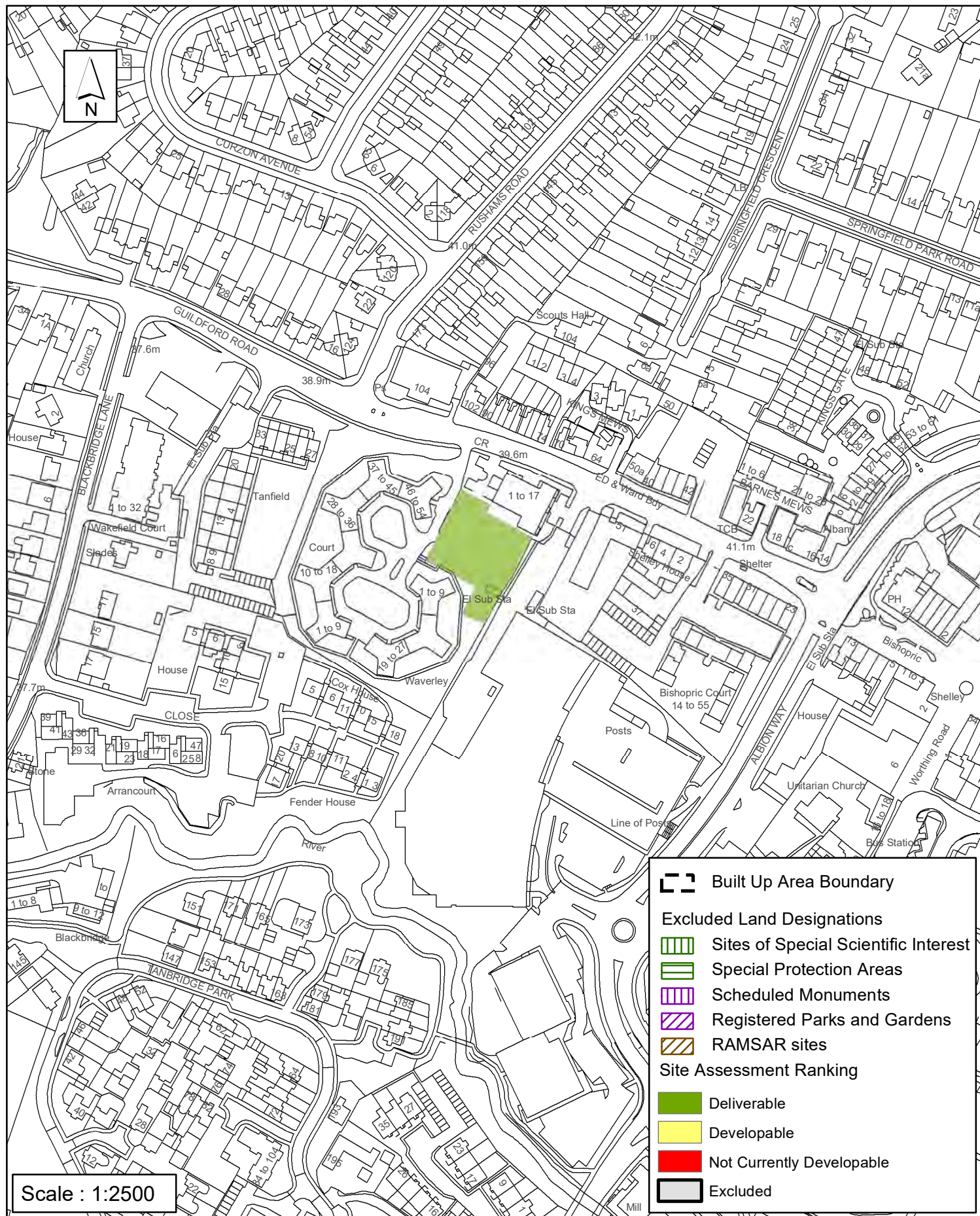
Justification

This site has planning permission for 21 dwellings via planning application DC/16/2936. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 664: Garages at Pelham & Waverley Court, Horsham, Denne



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SHLAA Reference	SA165	Site Name	The Tanfield Centre
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Guildford Road, Horsham		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.25	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	16	Achievable	<input type="checkbox"/>

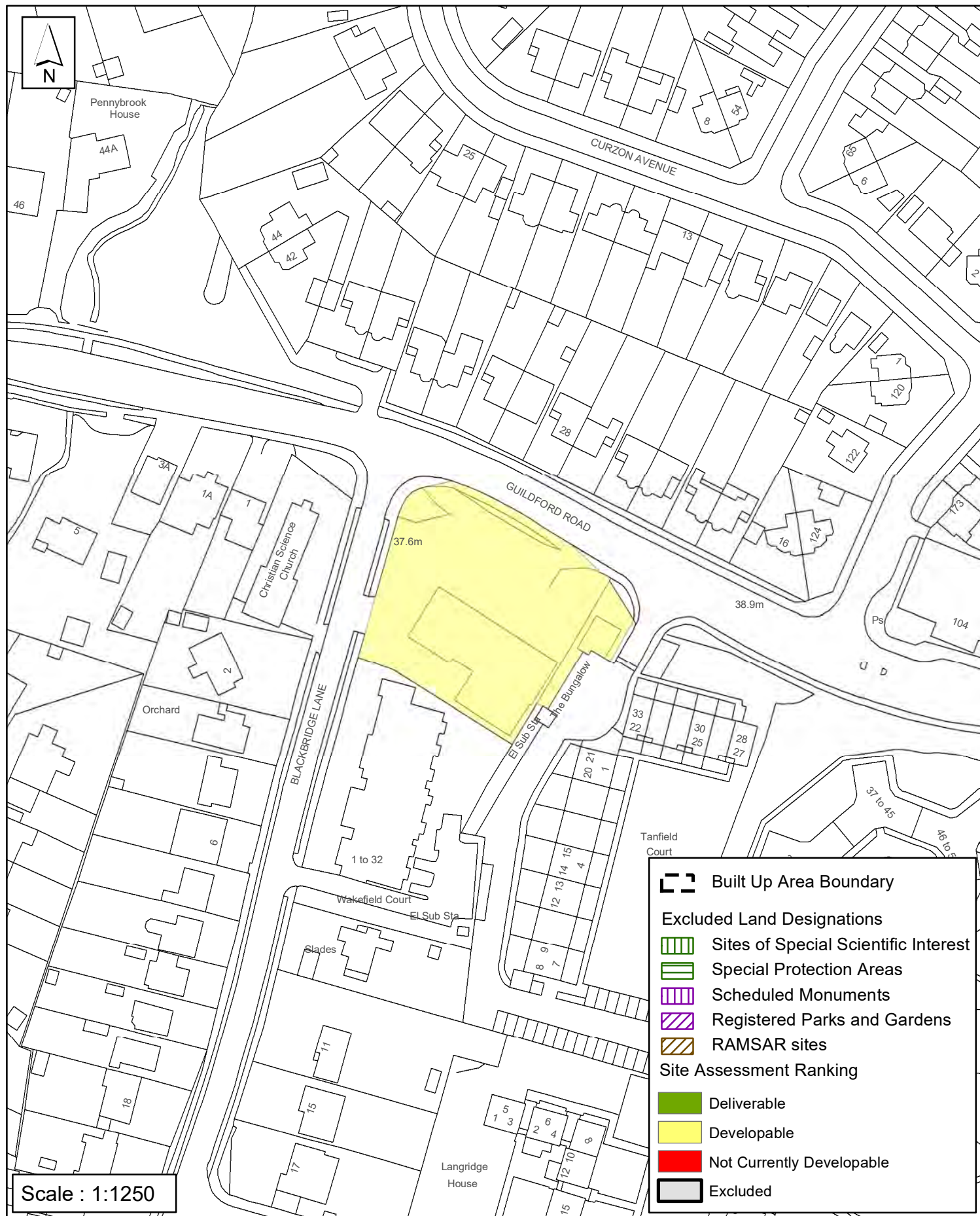
Justification

The owners of the site, the Co-op, have not expressed an interest to develop the site meaning availability is unknown at this time. Market conditions would have a great impact on the viability of this site and possible timescales for development. Furthermore, the parking for retail on the site may reduce the development area. The site is therefore assessed as developable 6 -10 years. A scheme of this size would likely be delivered in a single phase.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 165 : Tanfield Garage, Guildford Road, Horsham, Denne



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SHLAA Reference	SA175	Site Name	Barclays House
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	51 Bishopric, Horsham		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.05	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	12	Achievable	<input type="checkbox"/>

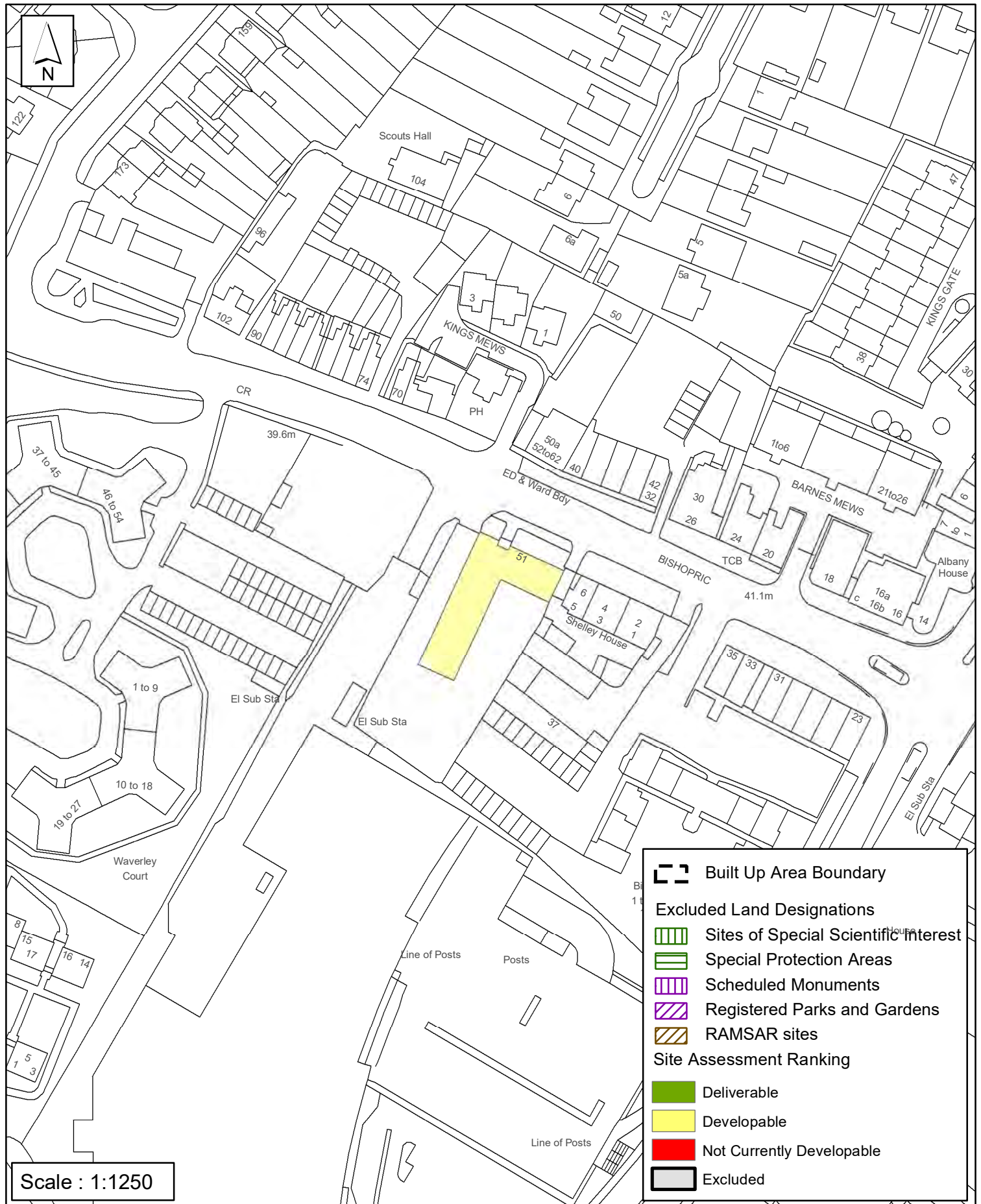
Justification

Availability of this building is unknown at the present time. It is a 3-storey 'L'-shaped office building fronting Bishopric in Horsham Town Centre. The building is currently occupied by various businesses. Access is off the main road and leads to a parking area to the rear consisting of approximately 50 spaces. There is potential for residential conversion of the upper 2 floors as per buildings adjacent and opposite. Retail/commercial use to remain on ground floor fronting Bishopric. The site is considered developable in the next 6-10 years and a scheme of this size would likely be delivered in a single phase.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 175: Barclay's House, 51 Bishopric, Horsham, Denne



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SHLAA Reference	SA198	Site Name	West Point
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Springfield Road, Horsham		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.03	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	18	Achievable	<input type="checkbox"/>

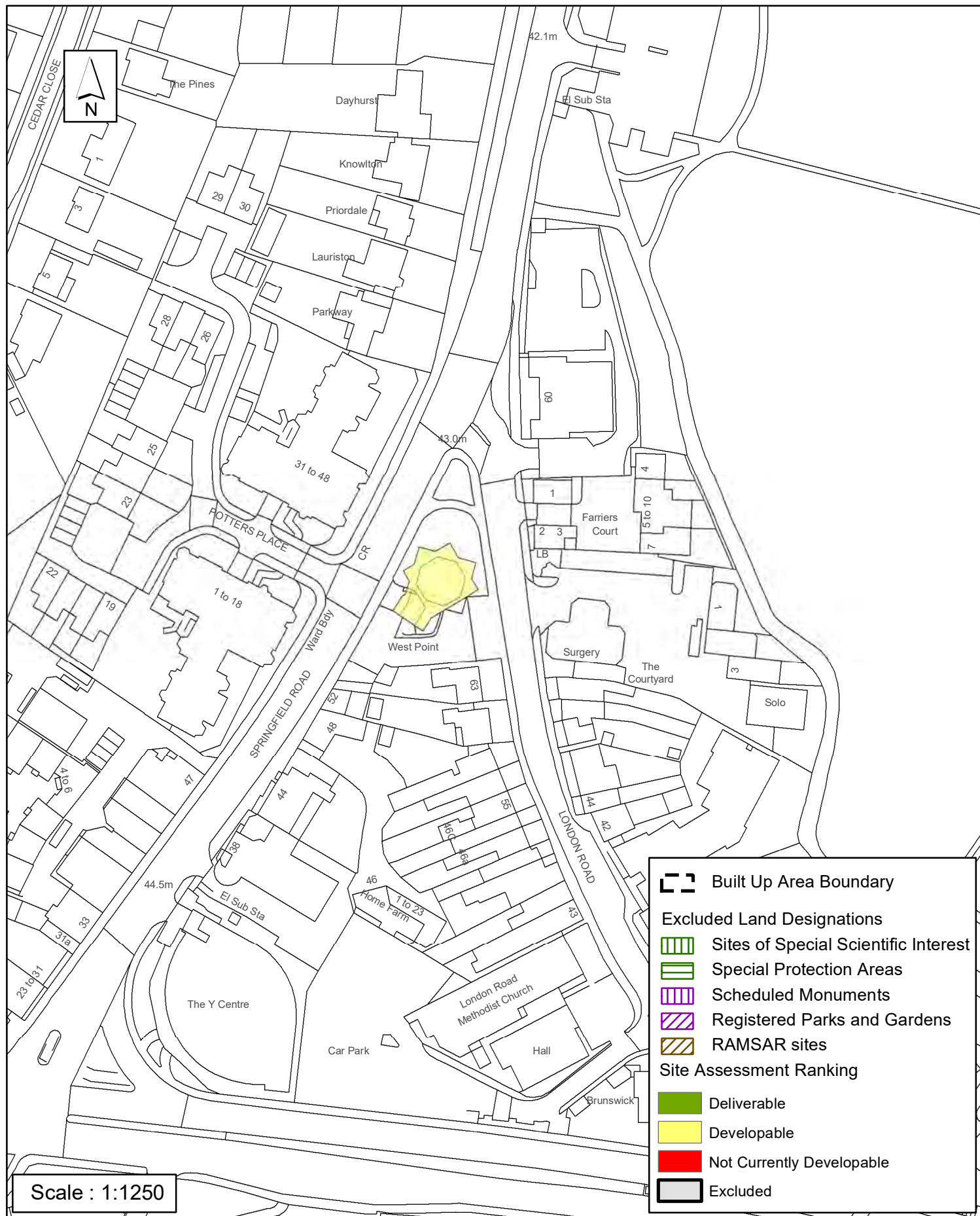
Justification

The availability of this building is unknown. All four floors are occupied and in commercial use. In terms of constraints, the site is adjacent to the Horsham (London Road) Conservation Area and a Grade II Listed Building (No. 63 London Road) to the south and would need to be considered in terms of redevelopment. The access is located on the London Road. There is potential for residential use within the next 6-10 years and a scheme of this size would likely be delivered in a single phase.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 198: West Point, Springfield Road, Trafalgar, Horsham



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Parish	Horsham Denne
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SHLAA Reference	SA672	Site Name	St Marks Court
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	St Marks Court Chart Way Horsham		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.3	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	203	Achievable	<input checked="" type="checkbox"/>

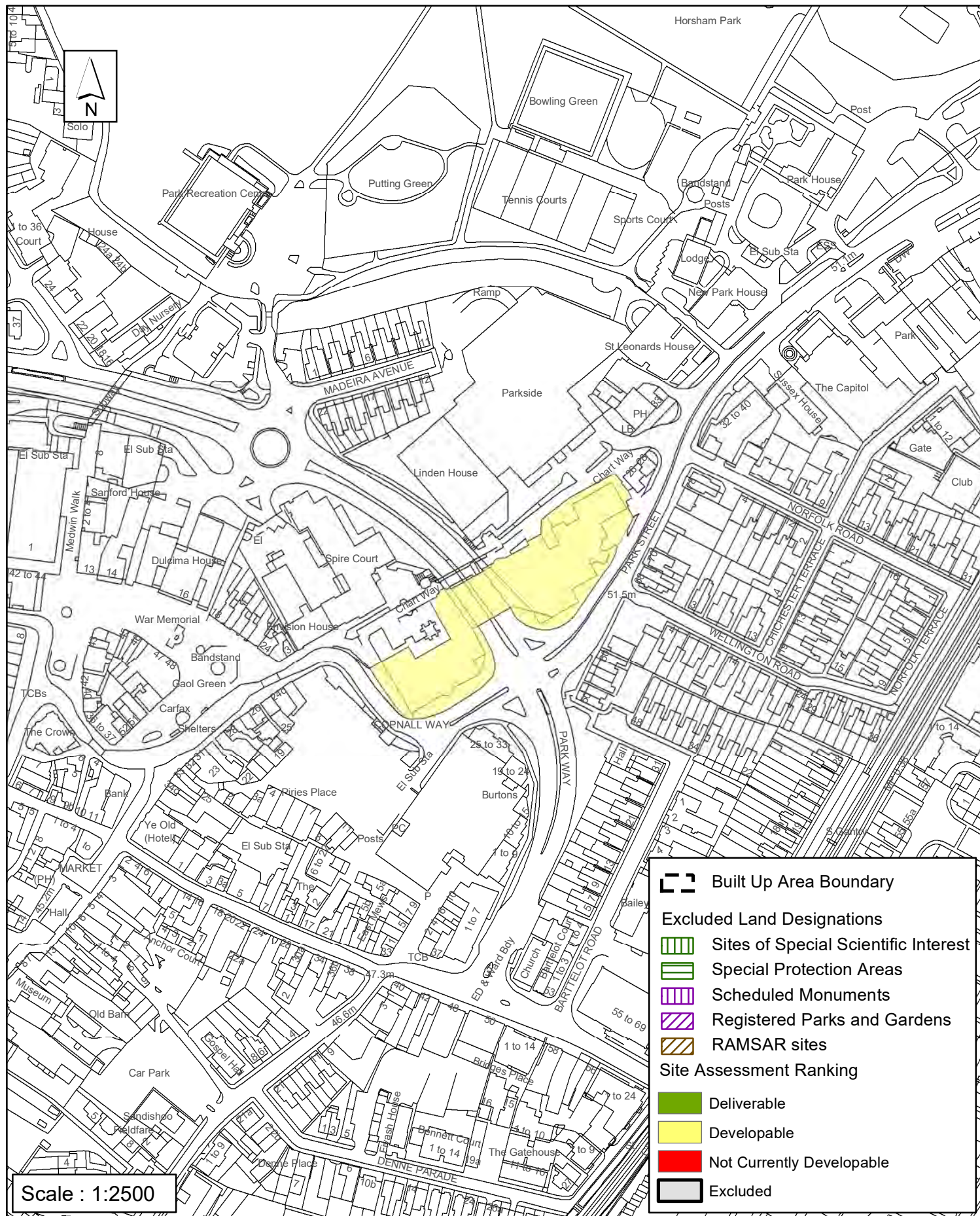
Justification

This site has planning permission for 203 dwellings via prior approval application DC/17/0684 for the change of use from office to residential. As at October 2018 the premises was still in active use as offices by a major employer within Horsham which has not indicated it seeks to pull out from the area and would therefore need to relocate prior to the change of use. It is concluded the site is available, suitable, achievable and, given its commercial occupation as at October 2018, developable 6-10 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 672: St Marks Court, Chart Way, Horsham, Denne



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Date:

Revision:

Horsham District Council

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

Parish**Horsham Denne**

SHLAA Reference SA450 **Site Name** Hurst Road Opportunity Area

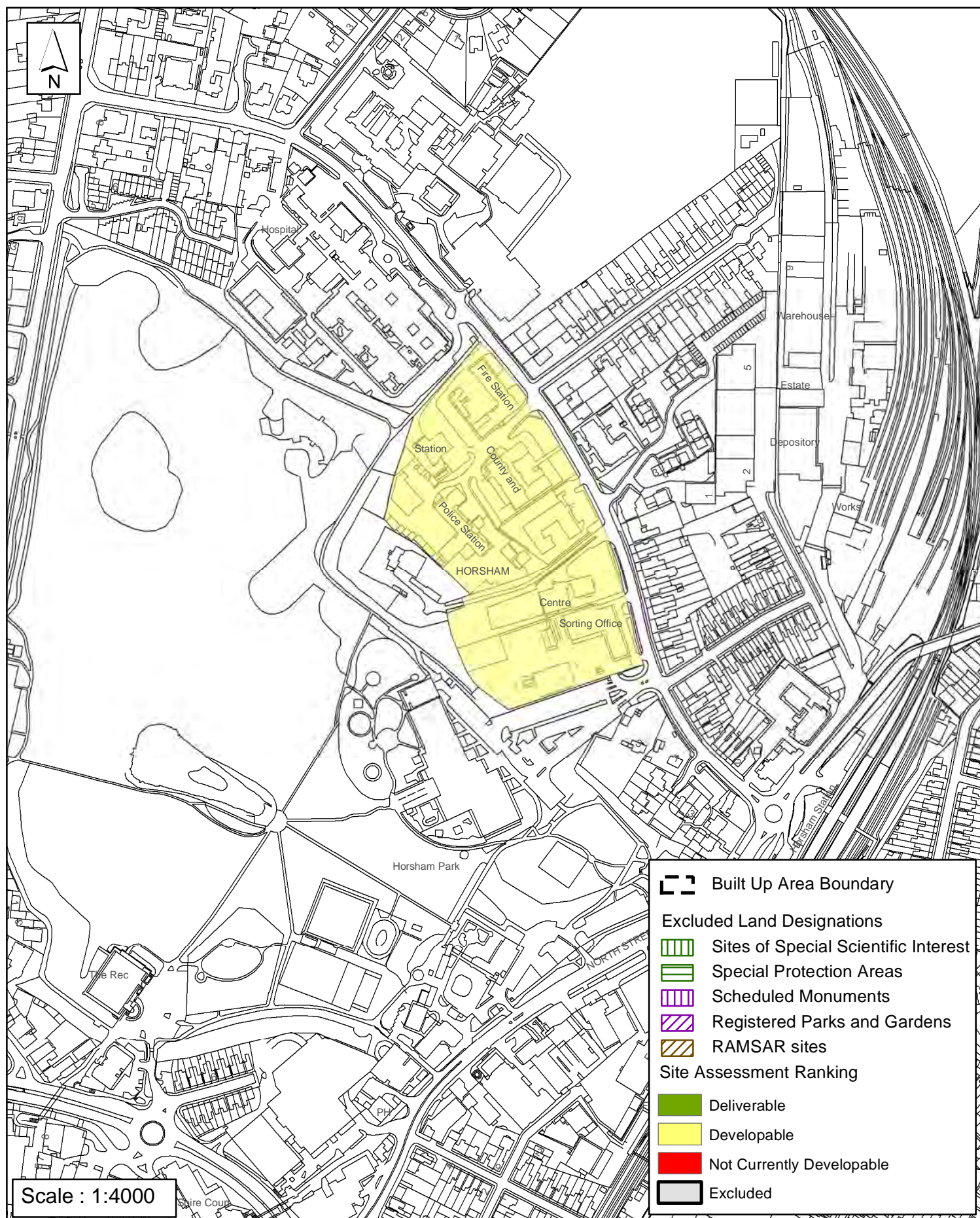
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Hurst Road, Horsham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	3.5	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	200	Achievable	<input type="checkbox"/>

Justification

The site is identified in the Horsham Town Plan Supplementary Planning Document (SPD) as having the potential for a mixed use development as part of a comprehensive redevelopment of the Hurst Road area. However there are known to be issues relating to land assembly and access which could form a constraint to development. Overcoming these constraints is unlikely to be achieved in the short term and it is considered that development is unlikely before 11+ years.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA - 450: Hurst Road Opportunity Area, Horsham, Denne



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Date: 19/01/2017

Revision: 01/11/19

Horsham District Council

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