

# Shingley Parish

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# Shipley Parish

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

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Maximum Employment Area (ha)
SA644	Land North of Buck Barn Services	Worthing Rd, West Grinstead	Developable 11+ Years (yellow)	4.62
SA645	Land South of Buck Barn Services	Worthing Rd, West Grinstead	Developable 6-10 Years (yellow)	0.83
SA234	Sincox Lane (Ex Arun Feeds)	Sincox Lane, Shipley	Not Currently Developable (red)	0



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**Parish****Shipley**

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**SHELAA Reference** SA644 **Site Name** Land North of Buck Barn Services

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**Site Address :** Land north of Buck Barn Services, Worthing Rd, West Grinstead

- |   |                                    |   |
|---|------------------------------------|---|
| <b>Developable in:</b>                                    | <b>Site Area (ha)</b> 4.62         | <input type="checkbox"/> <b>Listed in EGA 2014</b>    |
| <input type="checkbox"/> <b>1-5 years</b>                 | <b>Greenfield/PDL</b> Greenfield   | <input type="checkbox"/> <b>Suitable</b>              |
| <input type="checkbox"/> <b>6-10 years</b>                | <b>Developable Area (ha):</b> 4.62 | <input checked="" type="checkbox"/> <b>Available</b>  |
| <input checked="" type="checkbox"/> <b>11+ years</b>      |                                    | <input checked="" type="checkbox"/> <b>Achievable</b> |
| <input type="checkbox"/> <b>Not Currently Developable</b> |                                    |   |

**Proposed Land Use:** Commercial**Assessment**

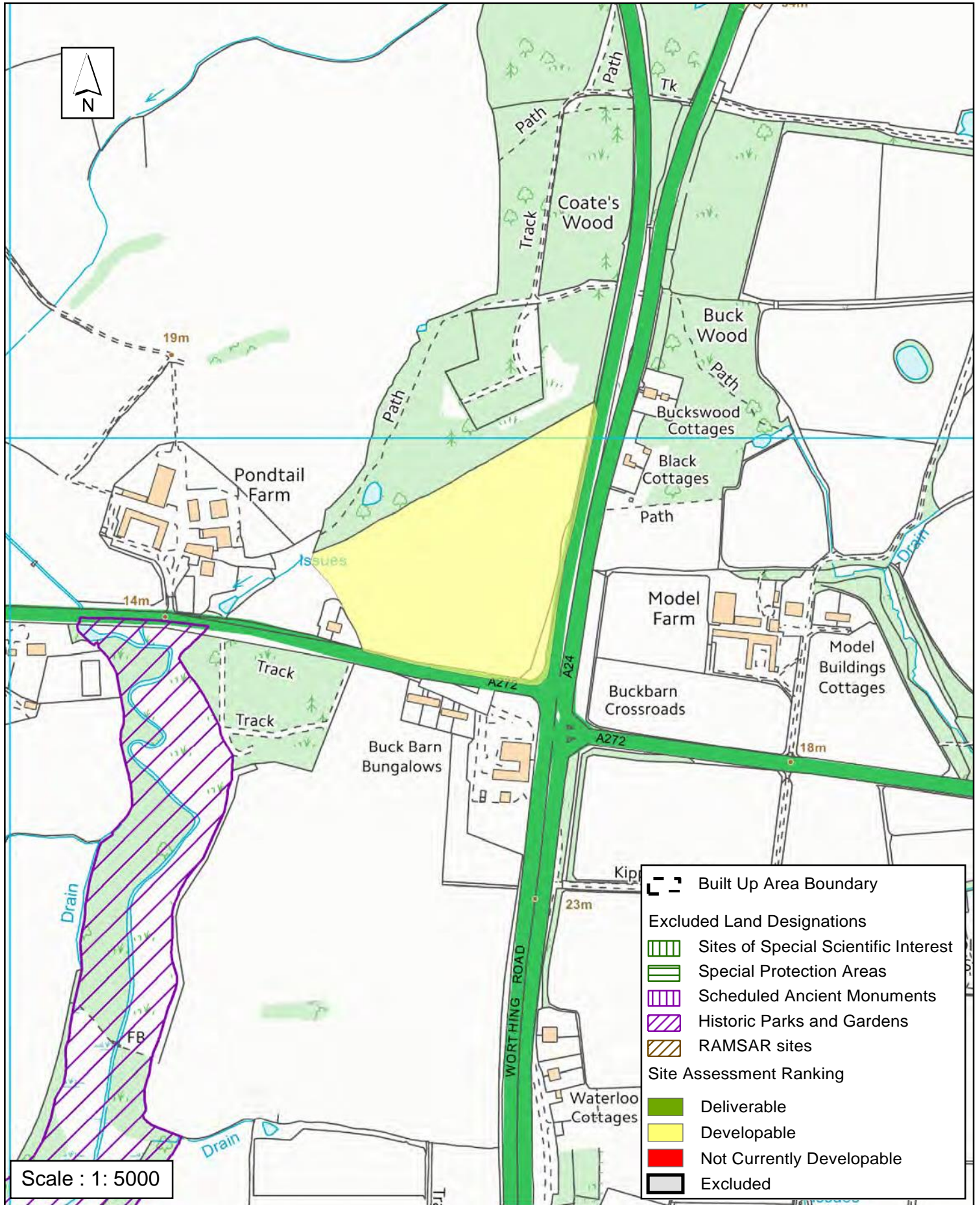
The land north of the Bucks Barn services totals approximately 4.6 Ha and fronts onto the A24 to the east and the A272 to the south. The current use of the site is for agricultural grazing, and although there is a wooded area to the northwest of the site, the site itself does not contain any substantial tree coverage. The site is considered to be remote in terms of its relationship within any settlement in the district and the development of this site would therefore be contrary to the locational strategy as set out in policies 3 and 4 of the HDPF. However, given the proximity of this site to the strategic road network (A24 and A272), there may be some potential to consider this site for employment uses as part of the Local Plan Review. There are no other known designations that relate to the land put forward, but a consideration of the landscape impact would be required.

It is noted that there is no existing vehicular access to the site and this would need to be provided as part of any development; given the sites' location, next to the busy Bucks Barn interchange, this will be a significant constraint to overcome, although there are potential options to do this. Further technical work would be required to ensure that a vehicular access is actually achievable and dialogue with the Local Highway Authority would be key. The site is therefore assessed as developable in 11+ years.

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**Excluded**  **Reason for Exclusion:**

# SA - 644 : Land North of Buck Barn Services, Shipley



Scale : 1: 5000

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

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 Date: 20/06/2016      Revision: 24/05/2017

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

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**Parish****Shipley**

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**SHELAA Reference** SA645 **Site Name** Land South of Buck Barn Services

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**Site Address :** Land South of Buck Barn Services, Worthing Rd, West Grinstead Horsham

- |   |                                  |   |
|---|----------------------------------|---|
| <b>Developable in:</b>                                    | <b>Site Area (ha)</b> 0.83       | <input type="checkbox"/> <b>Listed in EGA 2014</b>    |
| <input type="checkbox"/> 1-5 years                        | <b>Greenfield/PDL</b> Greenfield | <input type="checkbox"/> <b>Suitable</b>              |
| <input checked="" type="checkbox"/> 6-10 years            | <b>Developable Area (ha):</b>    | <input checked="" type="checkbox"/> <b>Available</b>  |
| <input type="checkbox"/> 11+ years                        |                                  | <input checked="" type="checkbox"/> <b>Achievable</b> |
| <input type="checkbox"/> <b>Not Currently Developable</b> |                                  |   |

**Proposed Land Use:** Commercial**Assessment**

The land south of the Bucks Barn services totals approximately 0.83 hectares in area and is located to the south of the existing services station that contains a petrol station and restaurant; the eastern part of the site fronts onto the A24. The current use of the site is for agricultural grazing, albeit that there is a wooded area in the middle of the site that may constrain the developable area. The site is considered to be remote in terms of its relationship within any settlement in the district and the development of this site would therefore be contrary to the locational strategy as set out in policies 3 and 4 of the HDPF. However, given the proximity of this site to the strategic road network (A24 and A272), there may be some potential to consider this site for employment uses as part of the Local Plan Review. There are no other known designations that relate to the land put forward, but a consideration of the landscape impact would be required.

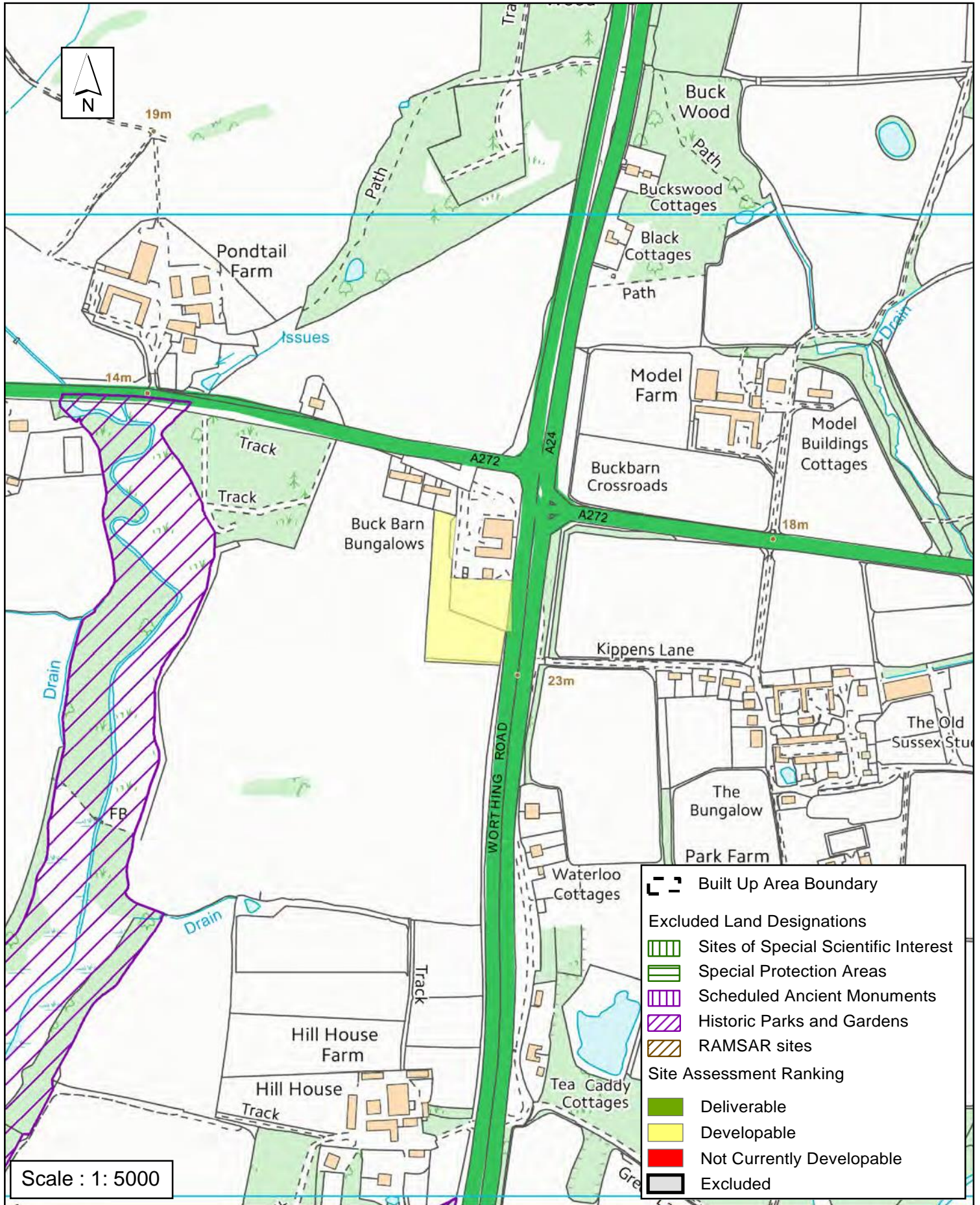
The existing access to the service station is envisaged to be utilised and is owned by the landowner promoting the site. However, both the quantum of traffic and the type of traffic would need to be considered in terms of its impact upon the highway network, as to whether this existing vehicular access would need to be improved in this case. The site is therefore assessed as developable in 6-10 years.

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**Excluded**  **Reason for Exclusion:**



# SA - 645 : Land South of Buck Barn Services, Shipley



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Date: 20/06/2016

Revision: 24/05/2017

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West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property



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**Parish****Shipley**

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**SHELAA Reference** SA234 **Site Name** Sincox Lane (Ex Arun Feeds)

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**Site Address :** Sincox Lane, Shipley, Horsham,

- |  |                                   |  |
|--|-----------------------------------|--|
| <b>Developable in:</b>   | <b>Site Area (ha)</b> 0.8         | <input type="checkbox"/> <b>Listed in EGA 2014</b> |
| <input type="checkbox"/> <b>1-5 years</b>                            | <b>Greenfield/PDL</b> PDL         | <input type="checkbox"/> <b>Suitable</b>           |
| <input type="checkbox"/> <b>6-10 years</b>                           | <b>Developable Area (ha):</b> 0.4 | <input type="checkbox"/> <b>Available</b>          |
| <input type="checkbox"/> <b>11+ years</b>                            |                                   | <input type="checkbox"/> <b>Achievable</b>         |
| <input checked="" type="checkbox"/> <b>Not Currently Developable</b> |                                   |  |

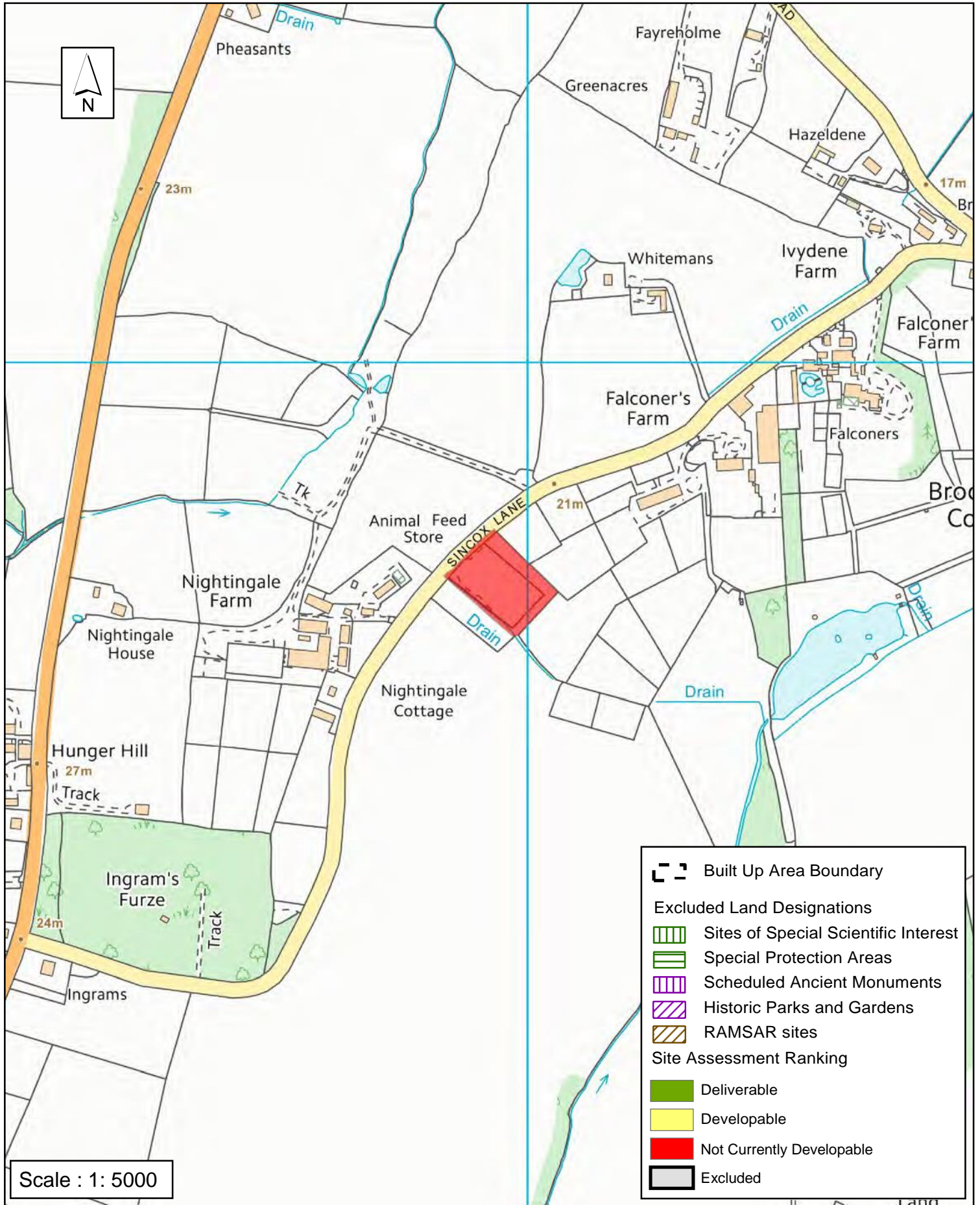
**Proposed Land Use:** Employment**Assessment**

This site is located in the countryside and it is unrelated to any Built-Up Area Boundary (BUAB) and is a significant distance from any nearby settlement. The site is situated in an isolated rural location and its redevelopment would be contrary to the settlement hierarchy policies in the HDPF (most notably policies 2, 3, 4, 10 and 26). Given its location, the principle of the development is not considered acceptable and it would not adjoin any settlement. The site is considered Not Currently Developable.

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**Excluded**  **Reason for Exclusion:**

# SA - 234: Sincox Lane (Ex Arun Feeds), Shipley, Horsham



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Date: 19/10/2015

Revision:27/04/2017

## Horsham District Council

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