

Billingshurst Parish

Billingshurst Parish

The following sites have been considered as part of the December 2018 SHELAA Housing Land Assessment for the 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 '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 Billingshurst Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA108	South of Billingshurst Allocation		Green (1-5 Years Deliverable)	51
SA162	Land south of Roman Way	Land south of Roman Way	Green (1-5 Years Deliverable)	45
SA362	Kingslea Farm	Land at Kingslea Farm, Marringdean Road	Green (1-5 Years Deliverable)	77
SA412	East of Billingshurst	Strategic Site Option, East of Billingshurst	Green (1-5 Years Deliverable)	492
SA603	Land at Rowan Drive Garage	Rowan Drive Billingshurst	Green (1-5 Years Deliverable)	9
SA687	Land at Little Gillmans Cottage	Marringdean Road Billingshurst	Green (1-5 Years Deliverable)	13
SA707	16 Jengers Mead,	Jengers Mead, Billingshurst	Green (1-5 Years Deliverable)	6
SA724	Atlantic House	Jengers Mead Billingshurst	Green (1-5 Years Deliverable)	8
SA030	Eagle Industrial Estate, Brooks Road	Brookers Road Billingshurst	Yellow (6-10 Years Developable)	12
SA032	Nyewood Court	Brookers Road, Billingshurst	Yellow (6-10 Years Developable)	18
SA034	Gas Works, Natts Lane	Natts Lane, Billingshurst	Yellow (6-10 Years Developable)	30
SA292	Land adjacent to Cedars Farm Parbrook	Stane Street, Billingshurst	Yellow (6-10 Years Developable)	10
SA437	Land South of A29 at Jubilee Fields	Billingshurst by-pass	Yellow (6-10 Years Developable)	20
SA560	Land off Marringdean Road	Land off Marringdean Road	Yellow (11+ Years Developable)	50
SA607	Land at Kingsfold Cottage	Marringdean Road	Yellow (11+ Years Developable)	22
SA043	Land at Kingslea Farm	Marringdean Road	Not Currently Developable	0
SA056	Land at Borough Farm, Stane Street, Five Oaks	Stane Street, Five Oaks	Not Currently Developable	0
SA078	Denhams	Andrews Hill, Billingshurst	Not Currently Developable	0
SA094	Chantry Farm	West Chiltonington Lane, Coneyhurst	Not Currently Developable	0
SA109	Land West of A29	South of Five Oaks	Not Currently Developable	0
SA118	Land East of Billingshurst	Strategic Site Option -	Not Currently Developable	0

SA232	Children's playground	Horsham Road, Five Oaks	Not Currently Developable	0
SA409	Bridgewater Farm	Newbridge Road West	Not Currently Developable	0
SA438	Land at Weald School	Two Fields at Five Oaks	Not Currently Developable	0
SA441	Billingshurst Community and Conference Centre		Not Currently Developable	0
SA531	The Six Bells	Six Bells PH, 76 High Street	Not Currently Developable	0
SA558	The Bromeliad Nursery	Marringdean Road	Not Currently Developable	0
SA565	Land at Hilland Farm	Stane Street, Billingshurst	Not Currently Developable	0
SA597	Steepwood Farm	Adversane	Not Currently Developable	0
SA606	Land at Wooddale Lane	Wooddale Lane	Not Currently Developable	0
SA612	Land south of New Road and East of Wooddale Lane	Land south of New Road and East of Wooddale Lane	Not Currently Developable	0
SA642	Land to the west of the A29 at Billingshurst: Broad Location	Land to the west of the A29 at Billingshurst; bounded by A272 (Newbridge Road) to the north, B2133 (Lordings Road) to the west and Par Brook to the south.	Not Currently Developable	0
SA656	Blackthorne Barn	Marringdean Road Billingshurst	Not Currently Developable	0
SA678	Kingsmead	Marringdean Road, Billingshurst	Not Currently Developable	0
SA698	Old Reservoir Farm	East Street Billingshurst	Not Currently Developable	0
SA718	Land at Wellers Bungalow	Marringdean Road, Billingshurst	Not Currently Developable	0
SA726	Land at Steepwood View	Marringdean Road Billingshurst	Not Currently Developable	0
SA739	Land at Curlytail	Adversane Lane Billingshurst	Not Currently Developable	0
SA741	Land East of Marringdean Manor	Marringdean Road, Billingshurst	Not Currently Developable	0
SA744	Land North of Newbridge Road	Newbridge Road Billingshurst	Not Currently Developable	0
SA759	Land at Andrews Hill Farm	Andrews Hill, Stane Street, Billingshurst	Not Currently Developable	0
SA760	St Andrews Farm	Andrews Hill Billingshurst	Not Currently Developable	0
SA761	Land at Rainbow End Farm	Marringdean Road Billingshurst	Not Currently Developable	0

Parish	Billingshurst
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SHLAA Reference	SA108	Site Name	South of Billingshurst Allocation
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	51
		Suitable	<input checked="" type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>

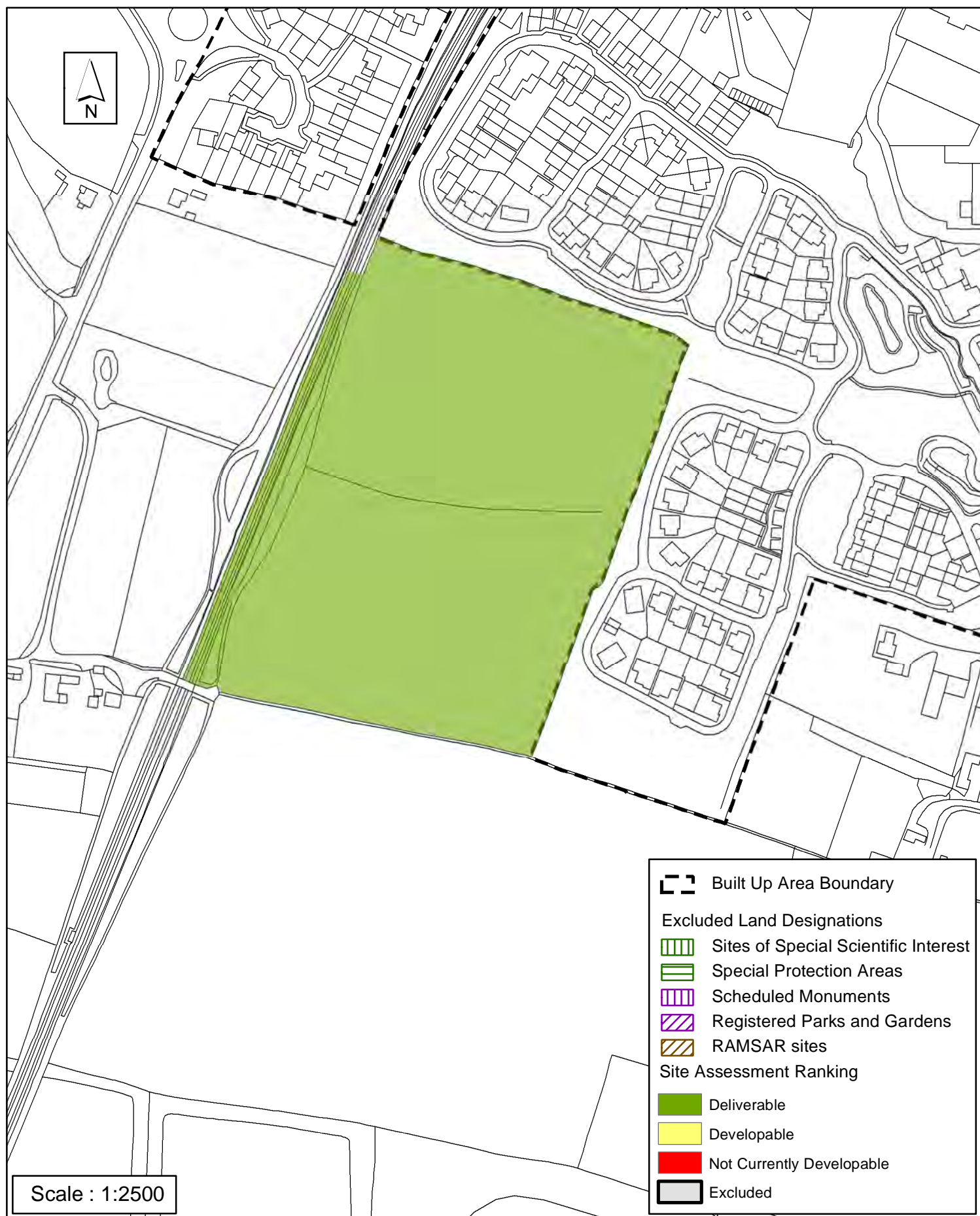
Justification

The site is allocated for residential development through Policy SD11 of the Horsham District Planning Framework 2015 (HDPF) (together with site SA362). The site has planning permission for 51 dwellings via planning application DC/16/0274 and development has commenced. The site is assessed to be 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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SA108: South of Billingshurst Allocation, Billingshurst



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Horsham District Council

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

Parish	Billingshurst
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SHLAA Reference	SA162	Site Name	Land south of Roman Way
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Land south of Roman Way, Billingshurst
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.8
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	45
		Suitable	<input checked="" type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>

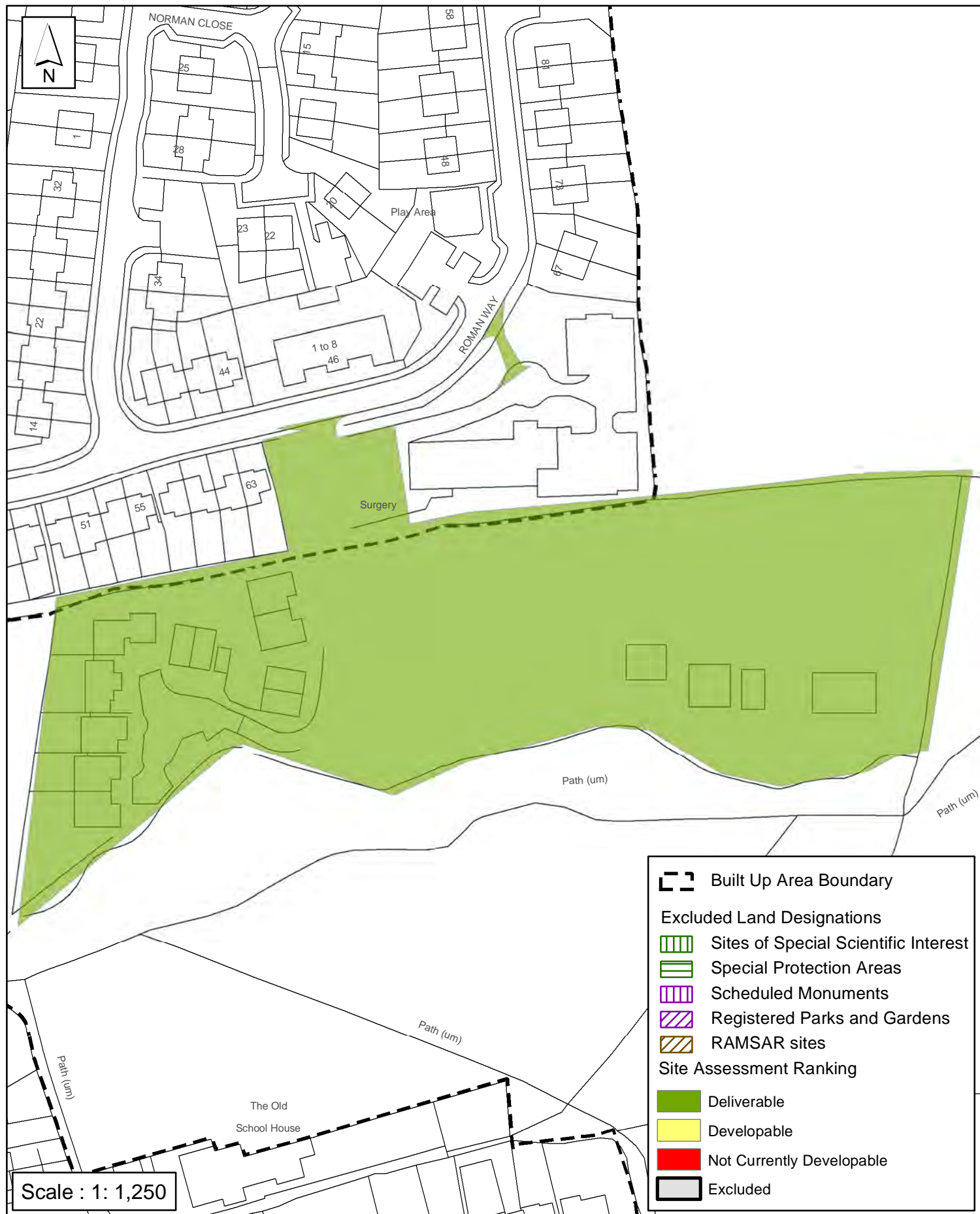
Justification

The site has planning permission for 45 dwellings via planning applications DC/15/1382 and DC/16/2962. A scheme of this size and nature 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 - 162 :Land south of Roman Way, Billingshurst



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Parish	Billingshurst
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SHLAA Reference	SA362	Site Name	Kingslea Farm, Marringdean Road		
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Land at Kingslea Farm, Marringdean Road		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	5.26	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	77	Achievable	<input checked="" type="checkbox"/>

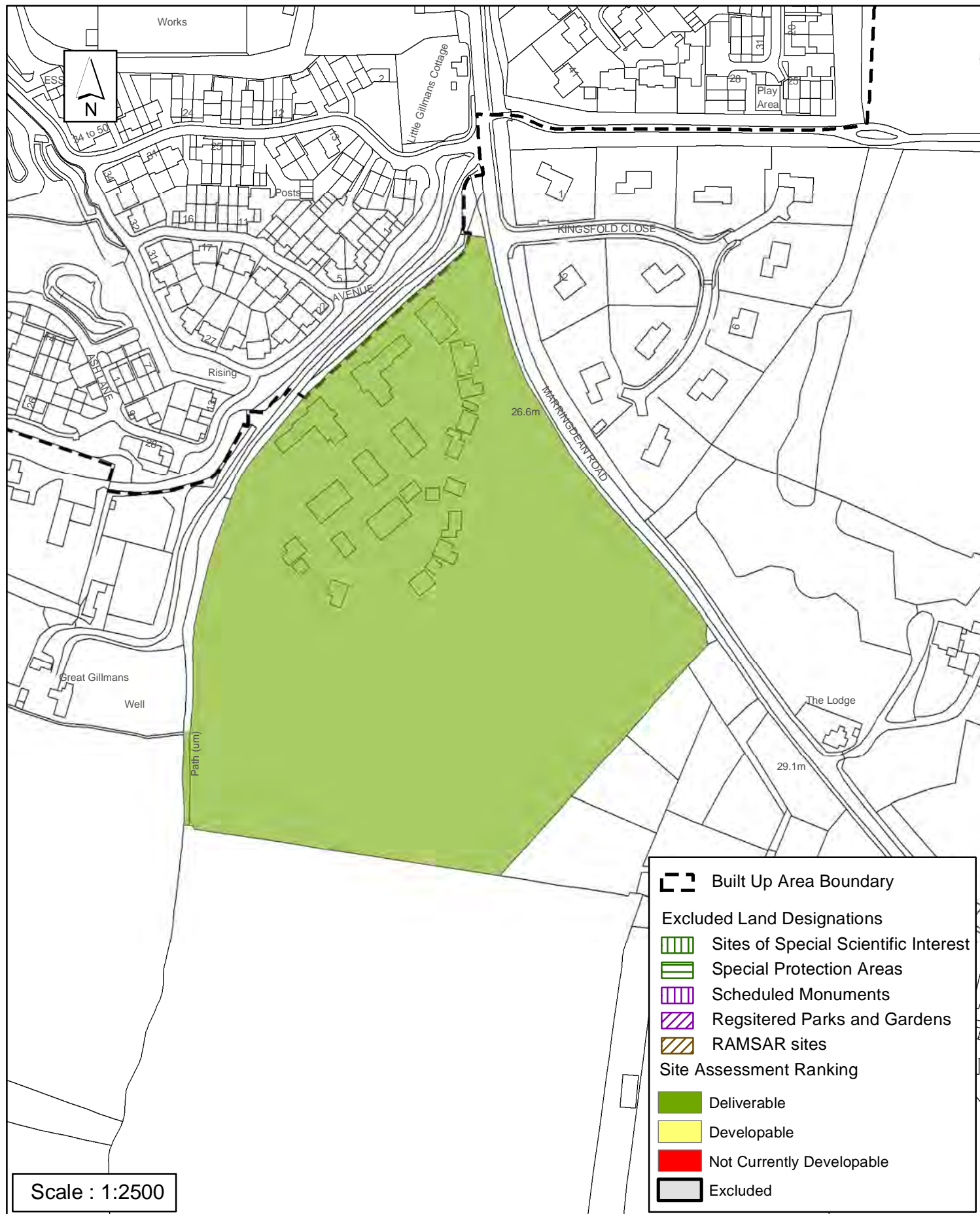
Justification

The site is allocated for residential development through Policy SD11 of the Horsham District Planning Framework 2015 (HDPF) (together with site SA108). The site has planning permission for 87 dwellings via planning application DC/15/0896 . The site is assessed to be 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 - 362: Kingslea Farm, Marringdean Road, Billingshurst



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Parish	Billingshurst
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SHLAA Reference	SA412	Site Name	East of Billingshurst
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Strategic Site Option, East of Billingshurst		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	35	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	492	Achievable	<input checked="" type="checkbox"/>

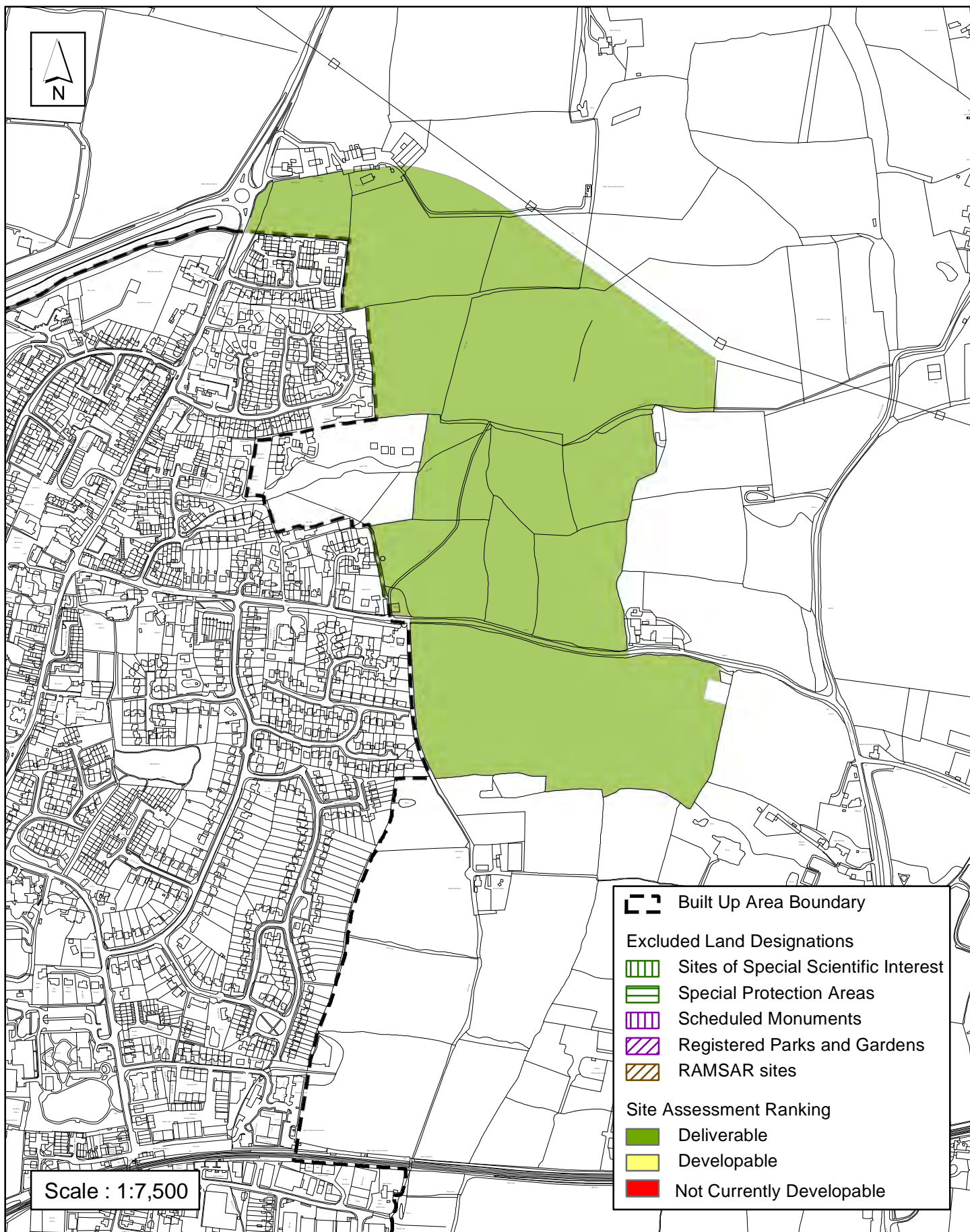
Justification

The site has planning permission for 492 units by virtue of DC/13/0735, DC/15/0059, DC/17/2610 and DC/18/1190. The site adjoins SA118 and together they were proposed for allocation in the Horsham District Planning Framework (2015). It also includes the northern part of SA110. The site is considered available, suitable, achievable and deliverable in 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 - 412 : Land east of Billingshurst



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Parish	Billingshurst
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SHLAA Reference	SA603	Site Name	Land at Rowan Drive Garage Billingshurst
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Land at Rowan Drive Garage Billingshurst
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.14
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL
		Site Total	9
		Suitable	<input checked="" type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>

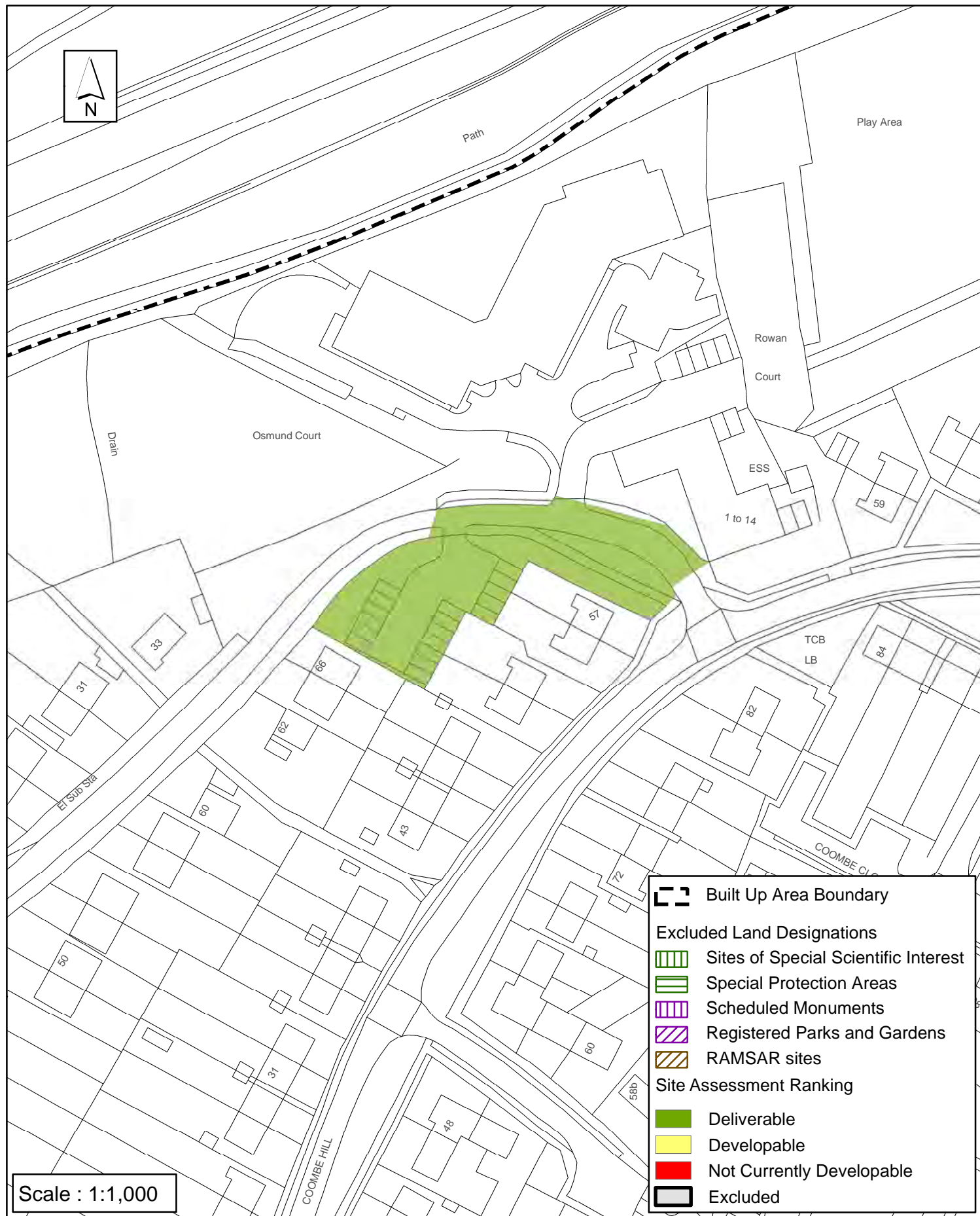
Justification

The site has planning permission for 9 dwellings via planning application DC/18/0018. This site is expected to be delivered in a single phase and is considered to be 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-603 : Land at Rowan Drive Garage Billingshurst



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Parish	Billingshurst
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SHLAA Reference	SA687	Site Name	Land at Little Gillmans Cottage
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Marringdean Road Billingshurst		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.38	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	13	Achievable	<input checked="" type="checkbox"/>

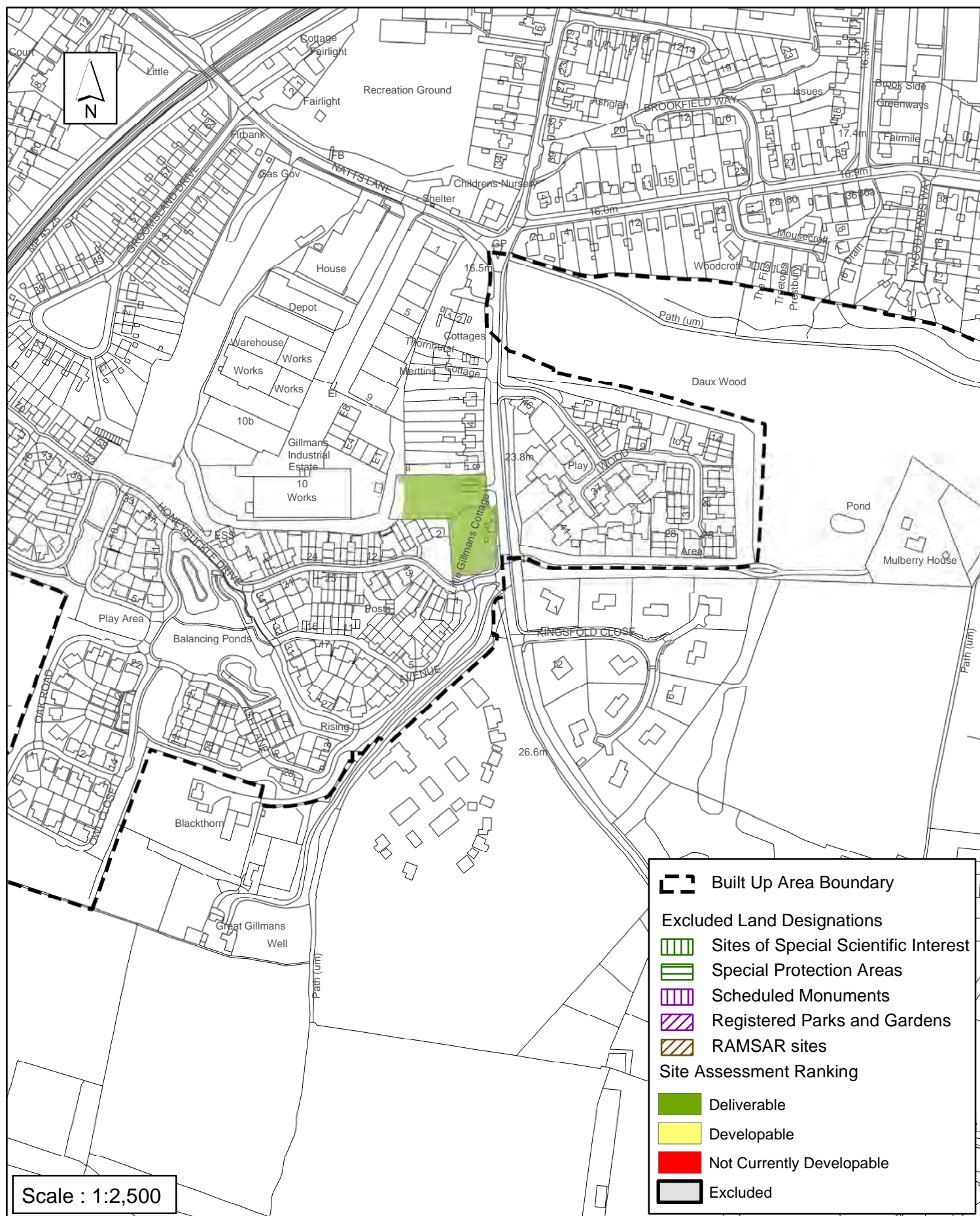
Justification

The site has planning permission for 14 dwellings via planning application DC/16/1419 (net gain of 13 dwellings). The site is therefore assessed as deliverable within 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 - 687:Land at Little Gilmans Farm, Billingshurst



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Parish	Billingshurst
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SHLAA Reference	SA707	Site Name	16 Jengers Mead, Billingshurst
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	16 Jengers Mead, Billingshurst		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.02	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/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/15/2699. 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 - 707: 16 Jengers Mead, Billingshurst



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Parish	Billingshurst
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SHLAA Reference	SA724	Site Name	Atlantic House Jengers Mead Billingshurst		
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Jengers Mead Billingshurst		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)		Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL		Available	<input checked="" type="checkbox"/>
		Site Total	8	Achievable	<input checked="" type="checkbox"/>

Justification

The site has permission for a change of use from offices to 8 dwellings via DC/18/1120. It is concluded the site is available, suitable and achievable. It is anticipated this would be delivered in a single phase and assessed to be 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 - 724: Atlantic House Jengers Mead, Billingshurst



Parish**Billingshurst**

SHLAA Reference SA030 **Site Name** Eagle Industrial Estate, Brooks Road

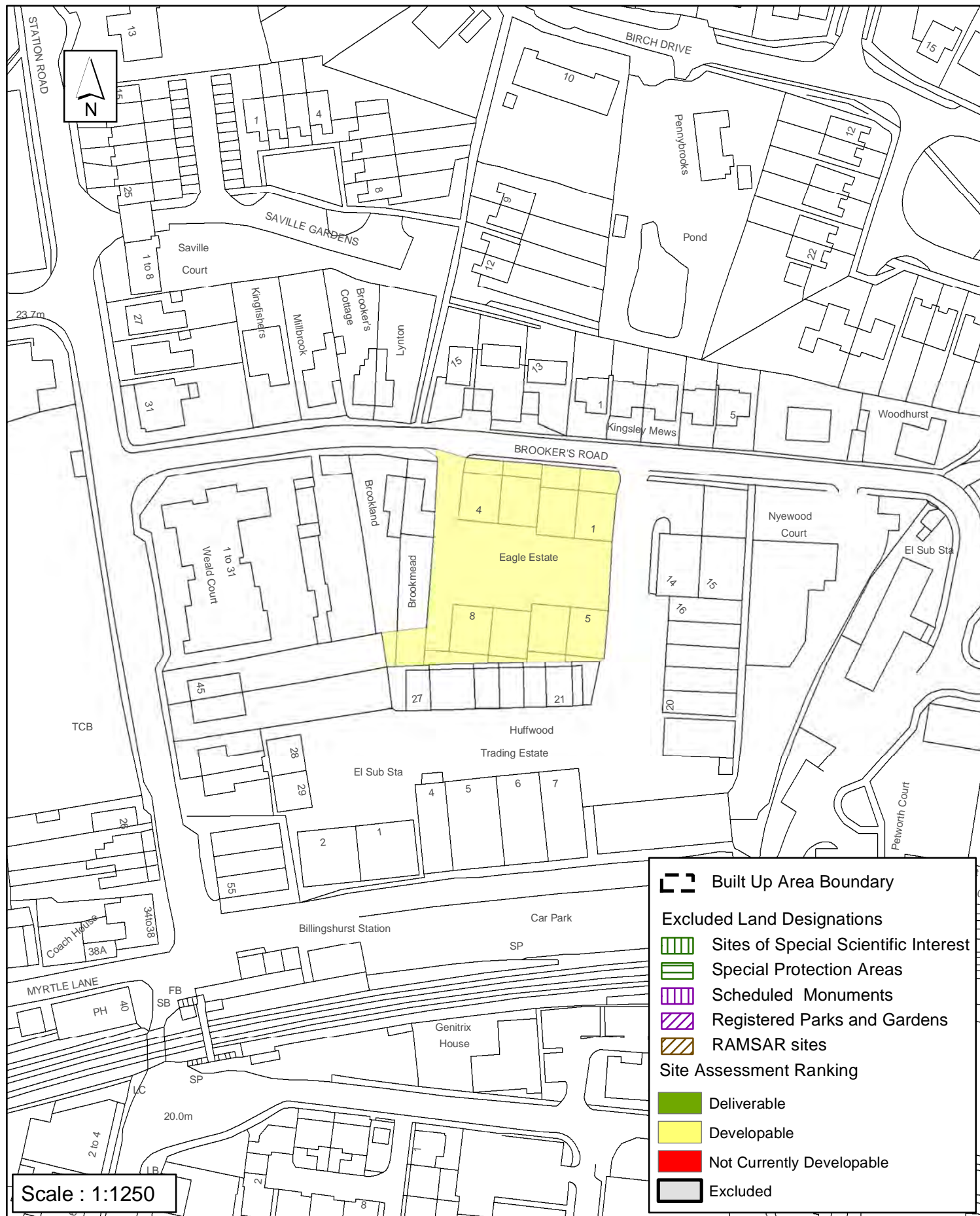
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Brookers Road Billingshurst		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.247	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	12	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the built up area boundary of Billingshurst, which is classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. Five trees with Tree Preservation Orders lie along the southern and northern boundaries and the site falls within a Bat Sustenance Zone which any future development would need to take into account as appropriate. The Local Plan Review Issues and Options April 2018 document consulted upon whether this site (Eagle Estate) should be included in the adjacent Key Employment Area (Huffwood Estate) or whether there is potential for the existing employment to be relocated elsewhere in the village. Given the early stage of this document in the plan making process it is considered the site may be suitable for housing development subject to the relocation of existing uses as part of a local or neighbourhood plan allocation. The need to relocate the existing business uses limits deliverability of the site in the short term. The site has therefore been assessed as developable 6-10 years and a scheme of this size would likely be delivered in a single phase.

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

SA - 030 : Eagle Industrial Estate, Brooks Road, Billingshurst



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Parish**Billingshurst**

SHLAA Reference SA032 **Site Name** Nyewood Court

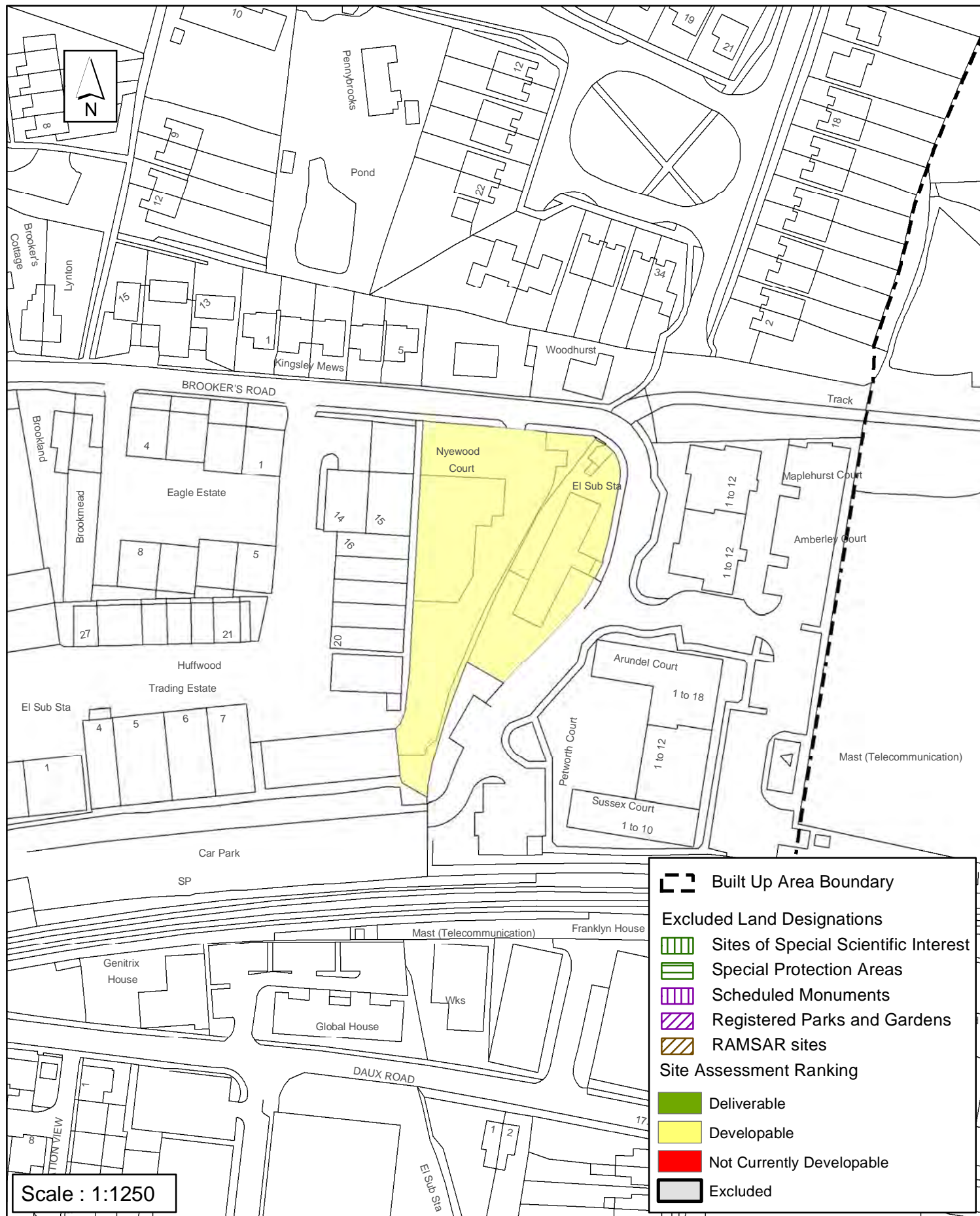
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Brookers Road, Billingshurst		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.26	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	18	Achievable	<input checked="" type="checkbox"/>

Justification

The site had planning permission for 18 dwellings via DC/15/1325 but pre-commencement details have not been submitted meaning the permission has expired. The planning history of the site indicates there is an interest to change the use or develop the site for housing. There are no known constraints impacting deliverability and the site is expected to be delivered in a single phase. As such the site is considered to be available, suitable, achievable but due to the lack of an extant planning permission it is assessed to be developable 6-10 years.

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

SA - 032 : Nyewood Court, Billingshurst



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Parish	Billingshurst
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SHLAA Reference	SA034	Site Name	Gas Works, Natts Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Natts Lane, Billingshurst		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.19	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	30	Achievable	<input type="checkbox"/>

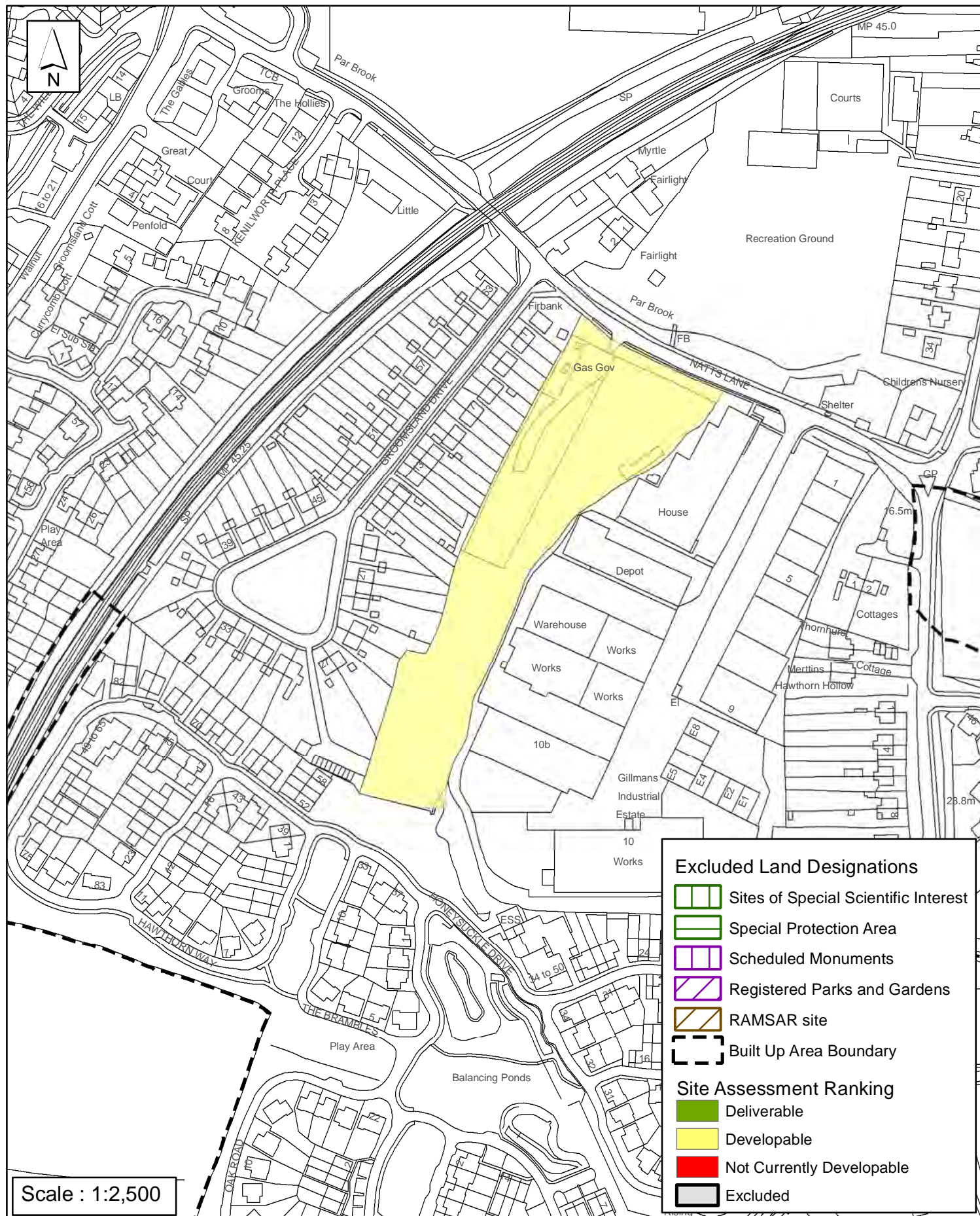
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the existing built-up area of Billingshurst next to existing residential units and as such is considered suitable for development. As at September 2018 an outline planning application DC/16/0357 is still under consideration and seeks the development of 32 dwellings. It seeks to address the reasons for refusal of outline planning application DC/14/1769 which sought 36 dwellings and a retail unit, the refusal reasons included issues relating to contamination, noise, flood risk, biodiversity and protected trees. Without planning permission in place the site is assessed as developable for 30 dwellings in years 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 - 034 : Gas Works, Natts Lane, Billingshurst



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Date: 07/01/2013

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Parish	Billingshurst
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SHLAA Reference	SA292	Site Name	Land adjacent to Cedars Farm Parbrook		
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Stane Street, Billingshurst		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.461	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	10	Achievable	<input checked="" type="checkbox"/>

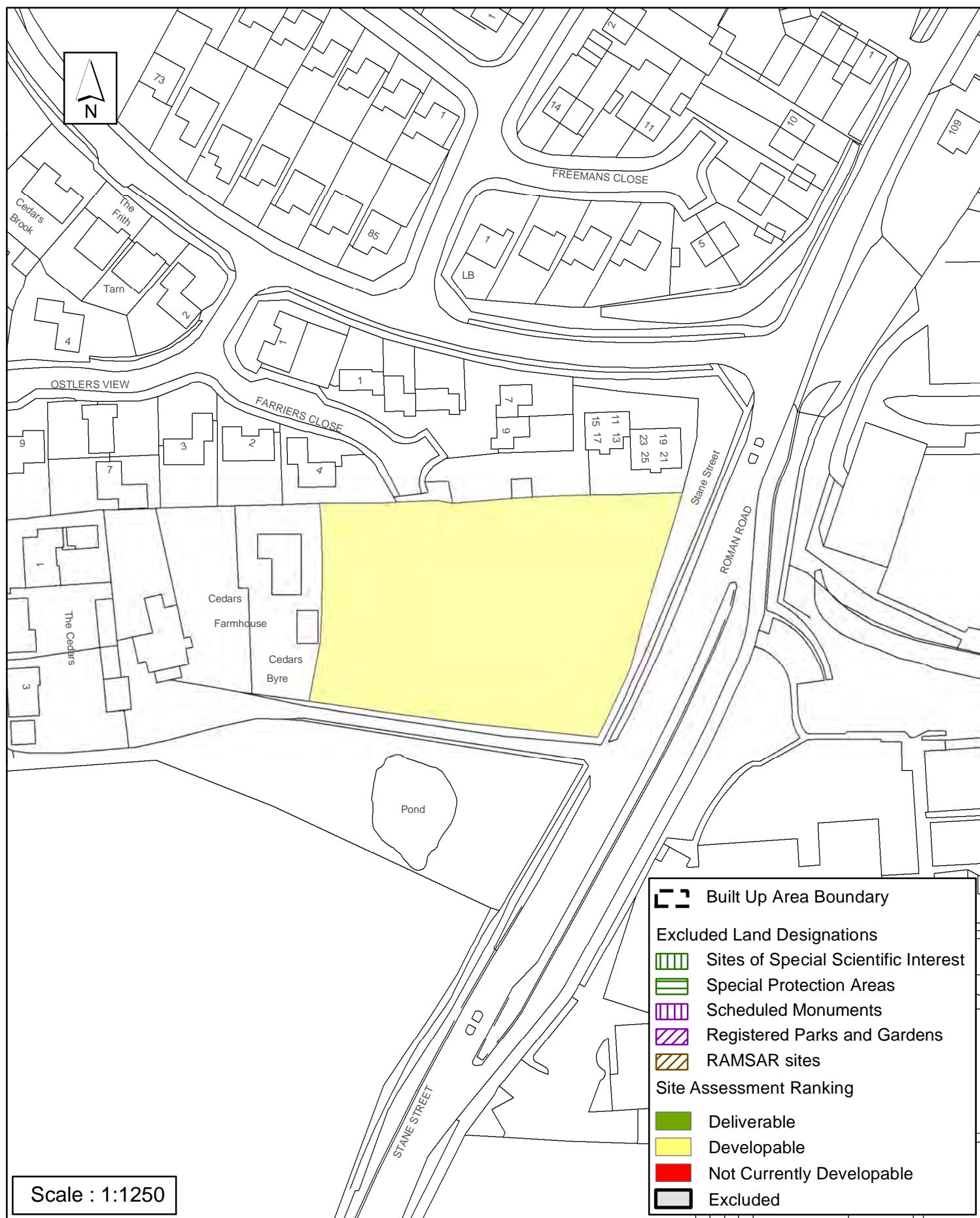
Justification

The site is in a low density residential area, within the built up area of Billingshurst and as such the principle of development is considered suitable in planning policy terms. The landowner has expressed an interest in developing the site, meaning the site is available and there are no significant constraints which would prevent development coming forward. As such the site is considered developable 6-10 years for 10 units. It is recommended that the site be considered as part of the emerging Billingshurst NDP which may bring the development potential of the site forward.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 292: Land Adjacent to Cedars, Stane Street, Billingshurst



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Parish**Billingshurst**

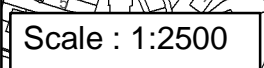
SHLAA Reference SA437 **Site Name** Land south of A29 at Jubilee Fields

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Billingshurst by-pass, Billingshurst		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.88	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	20	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the built up area of Billingshurst which is classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework (HDPF), having a good range of services and facilities. The site is located within a Bat Sustenance Zone and there are a number of public rights of way that are contained within and around the site. Within the existing built form of Billingshurst the site is considered to be a suitable location for development. However, access to and from the site would have to be established prior to any development coming forward. On this basis and recognising that the SHELAA is a high level assessment, the site is assessed as 6-10 years developable for 20 units. A scheme of this size would likely be delivered in a single phase.

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



Date: Revision:

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

Parish**Billingshurst**

SHLAA Reference SA560 **Site Name** Land off Marringdean Road

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land off Marringdean Road, Billingshurst		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	4.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	50	Achievable	<input type="checkbox"/>

Justification

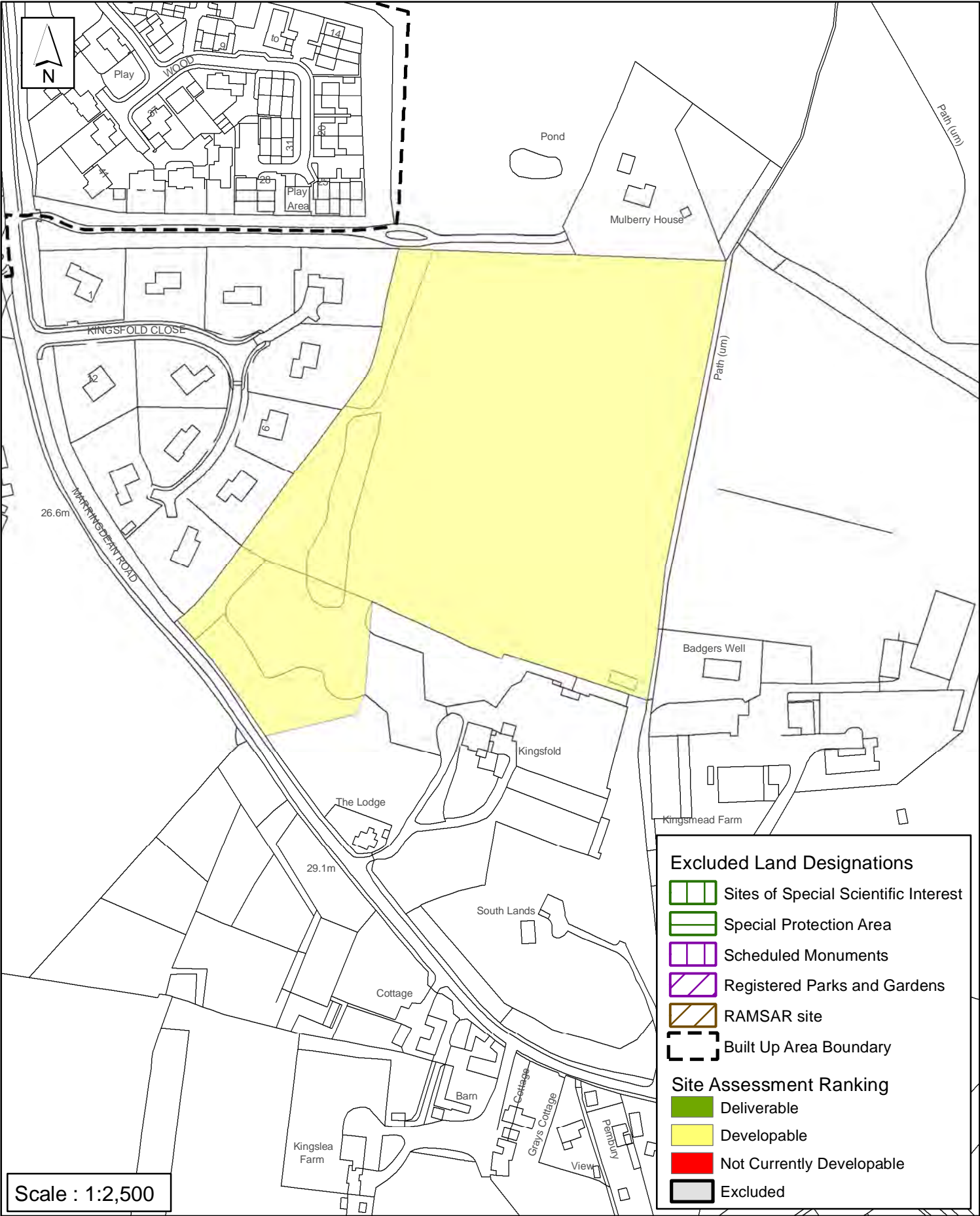
A planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site is located to the south east of the built up area boundary of Billingshurst which is classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. The site lies within a Bat Sustainance Zone and a public right of way runs along the eastern boundary. Given the overarching spatial strategy of the HDPF, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The site is not contiguous with the settlement edge of Billingshurst. The Local Plan Review Issues & Options (April 2018) suggests a review of built up area boundaries (BUAB) and proposes an extension to the Billingshurst BUAB on the adjacent site meaning this site has the potential to adjoin the BUAB. However the Issues & Options document is an early stage of the local plan review and holds little weight. It is further noted that the site partially adjoins the Kingslea Farm site which has planning permission for 87 dwellings. The District Landscape Capacity Assessment assessed this site and the submitted site as having no/low capacity for development.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and additional allocations may need to be considered. On this basis, recognising that the SHELAA is a high level assessment the site is assessed as developable in 11+ years for 50 units taking into account the scale of the site and its proximity to the built form of Billingshurst.

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

SA-560 : Land off Marringdean Road, Billingshurst



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Date: 14/04/2016 Revision: 01/11/2018

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

Parish**Billingshurst**

SHLAA Reference SA607 **Site Name** Land at Kingsfold Cottage, Marringdean Road

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Kingsfold Cottage, Marringdean Road,
Years 6-10 Developable	<input type="checkbox"/>		Billingshurst,
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	1.34
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	22
		Suitable	<input type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input type="checkbox"/>

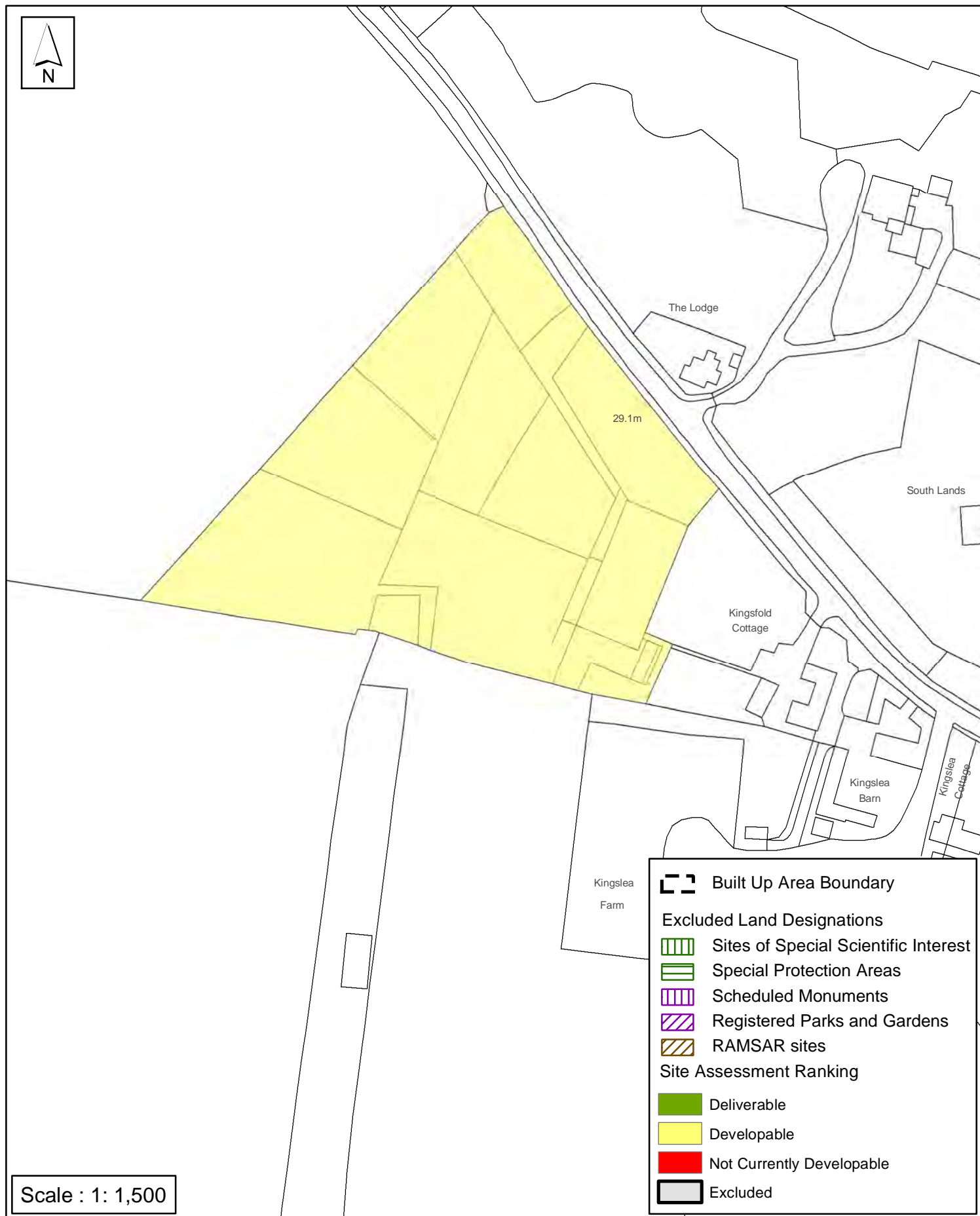
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside to the south of the built up area boundary of Billingshurst, which is classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework (HDPF), having a good range of services and facilities. The site is located within a Bat Sustenance Zone and a public right of way runs along the southern boundary of the site. The adjoining land to the north west is allocated for development via Policy SD11 of the HDPF. The Local Plan Review Issues & Options (April 2018) proposes an extension to the BUAB of Billingshurst to include the adjacent site allocated under Policy SD11 (SHELAA reference SA362) meaning the site has the potential to adjoin the settlement edge. However, the Issues & Options document is an early stage of the local plan review and holds little weight. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development of this site would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF therefore impacts upon suitability and achievability. The HDPF is however under review and Billingshurst Parish Council is actively progressing a neighbourhood plan, consequently additional site allocations are being considered. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as 11+ years developable for 22 units taking into account its proximity to the adjacent site allocation and proportionate high level regard to the constraints.

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

SA - 607 : Land at Kingsfold Cottage, Marringdean Road, Billingshurst



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Date:

Revision:

Horsham District Council

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