

Slinfold Parish

Slinfold Parish

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

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Maximum Employment Area (ha)
SA401	Nowhurst Business Park	Guildford Road, Broadbridge Heath	Deliverable 1-5 Years (green)	3.2
SA102	Land North of Lower Broadbridge Farm	Billingshurst Road, Broadbridge Heath	Developable 6-10 Years (yellow)	4.26
SA386	Land South of Lower Broadbridge Farm	Billingshurst Road, Broadbridge Heath	Developable 11+ Years (yellow)	4.6
SA833	Land North and South of Maydwell Avenue	Maydwell Avenue, Slinfold	Developable 6-10 Years (yellow)	2.63
SA290	Brackensfield Farm	Guildford Road, Broadbridge Heath	Not Currently Developable (red)	0
SA555	Bridge House Riding Stables	Five Oaks Road Slinfold	Not Currently Developable (red)	0

Parish**Slinfold**

SHELAA Reference SA401 **Site Name** Nowhurst Business Park

Site Address : Nowhurst Business Park Guildford Road Broadbridge Heath Horsham

- | | | |
|---|------------------------------------|---|
| Developable in: | Site Area (ha) 11.1 | <input type="checkbox"/> Listed in EGA 2014 |
| <input checked="" type="checkbox"/> 1-5 years | Greenfield/PDL PDL | <input checked="" type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (ha): 3.21 | <input checked="" type="checkbox"/> Available |
| <input type="checkbox"/> 11+ years | | <input checked="" type="checkbox"/> Achievable |
| <input type="checkbox"/> Not Currently Developable | | |

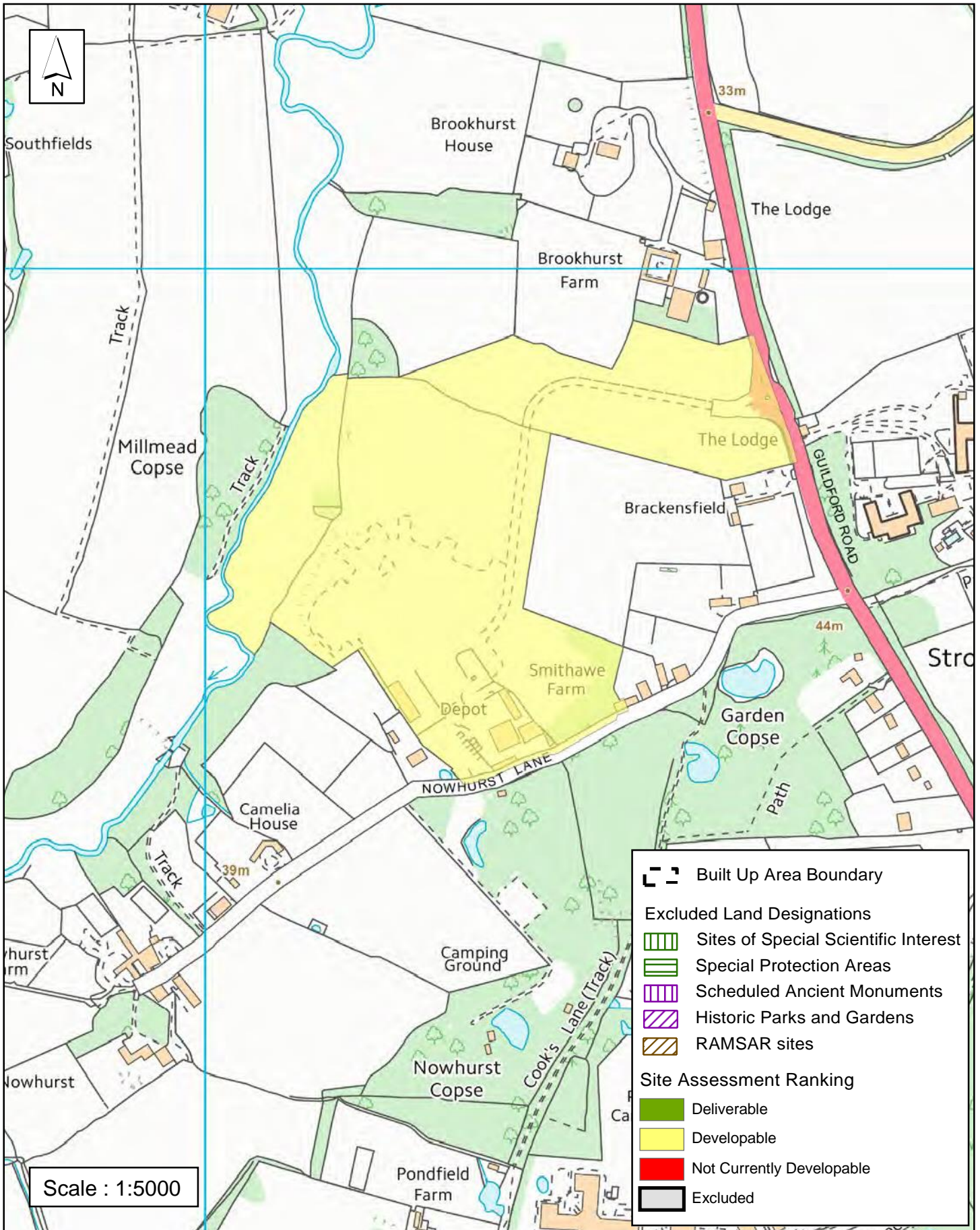
Proposed Land Use: Employment**Assessment**

This site is located in the countryside, on land unrelated to any built-up area boundary (BUAB). Part of the site was formerly used as a civil engineering contractors' depot, a motor salvage depot and a landfill site; and it is still in use for open storage; and the remainder of the site is greenfield land. There are two Certificates of Lawful Uses (see references SF/57/97 and SF/65/03) confirming the lawful use of part of the site as a civil engineering contractors' depot. Access is from a purpose built roundabout on the A281 Guildford Road via a long landscaped access road.

The landowner has indicated the site is available immediately. A planning application (DC/16/2941) for industrial (B2) and storage (B8) use was refused in June 2017. Further proposals were submitted for commercial use on this site (DC/17/2131) for B1 (office), B2 and B8 uses. Resolution to permit this application has now been granted subject to a S106 agreement. The site is therefore assessed as developable 1-5 years.

Excluded **Reason for Exclusion:**

SA-401 : Nowhurst Business Park, Slinfold



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Date: 11/03/2015

Revision: 27/04/2017

Horsham District Council

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

Head of Strategic & Community Planning, Jill Scarfield

Parish**Slinfold**

SHELAA Reference SA102 **Site Name** Land North of Lower Broadbridge Farm

Site Address : Billingshurst Road, Broadbridge Heath

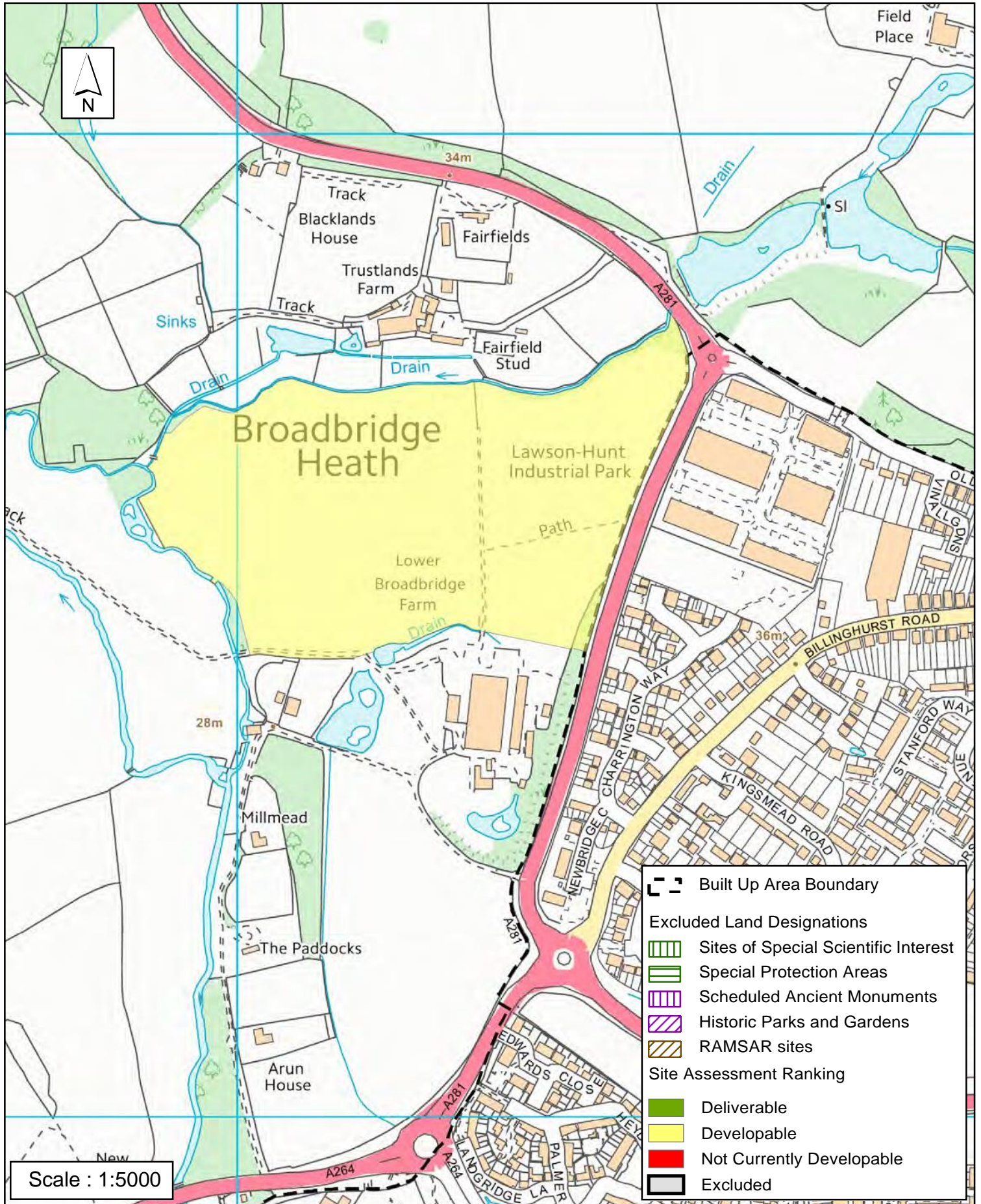
- | | | |
|---|------------------------------------|--|
| Developable in: | Site Area (ha) 12.2 | <input type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL Greenfield | <input checked="" type="checkbox"/> Suitable |
| <input checked="" type="checkbox"/> 6-10 years | Developable Area (ha): 4.26 | <input checked="" type="checkbox"/> Available |
| <input type="checkbox"/> 11+ years | | <input type="checkbox"/> Achievable |
| <input type="checkbox"/> Not Currently Developable | | |

Proposed Land Use: Employment**Assessment**

This site comprises greenfield agricultural land, directly adjoining the built-up area boundary (BUAB) of Broadbridge Heath, which is classified as a larger village / small town in Policy 3 (Strategic Policy: Development Hierarchy) in the HDPF. Lawson Hunt Business Park is located to the east of the site. Land to the south is semi-industrial and used to quarry local Horsham stone. This function would not be sterilized if the site were brought forward for development. There is a public footpath dividing the fields. The site is bounded to the north by a line of mature trees. The westernmost half of the site is rural in nature and is partly subject to flood risk (Flood Zones 2 and 3), but there is potential for development on the easternmost part of the site, although landscaping would be required on the western boundary. This site should be considered as part of the review of the Local Plan (HDPF), and is therefore assessed as having potential for development in 6-10 years.

Excluded **Reason for Exclusion:**

SA102 : Land North of Lower Broadbridge Farm, Slinfold



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Date: 10/06/2015

Revision: 27/04/2017

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Slinfold**

SHELAA Reference SA386 **Site Name** Land South of Lower Broadbridge Farm

Site Address : Five Oaks Road,
Slinfold,

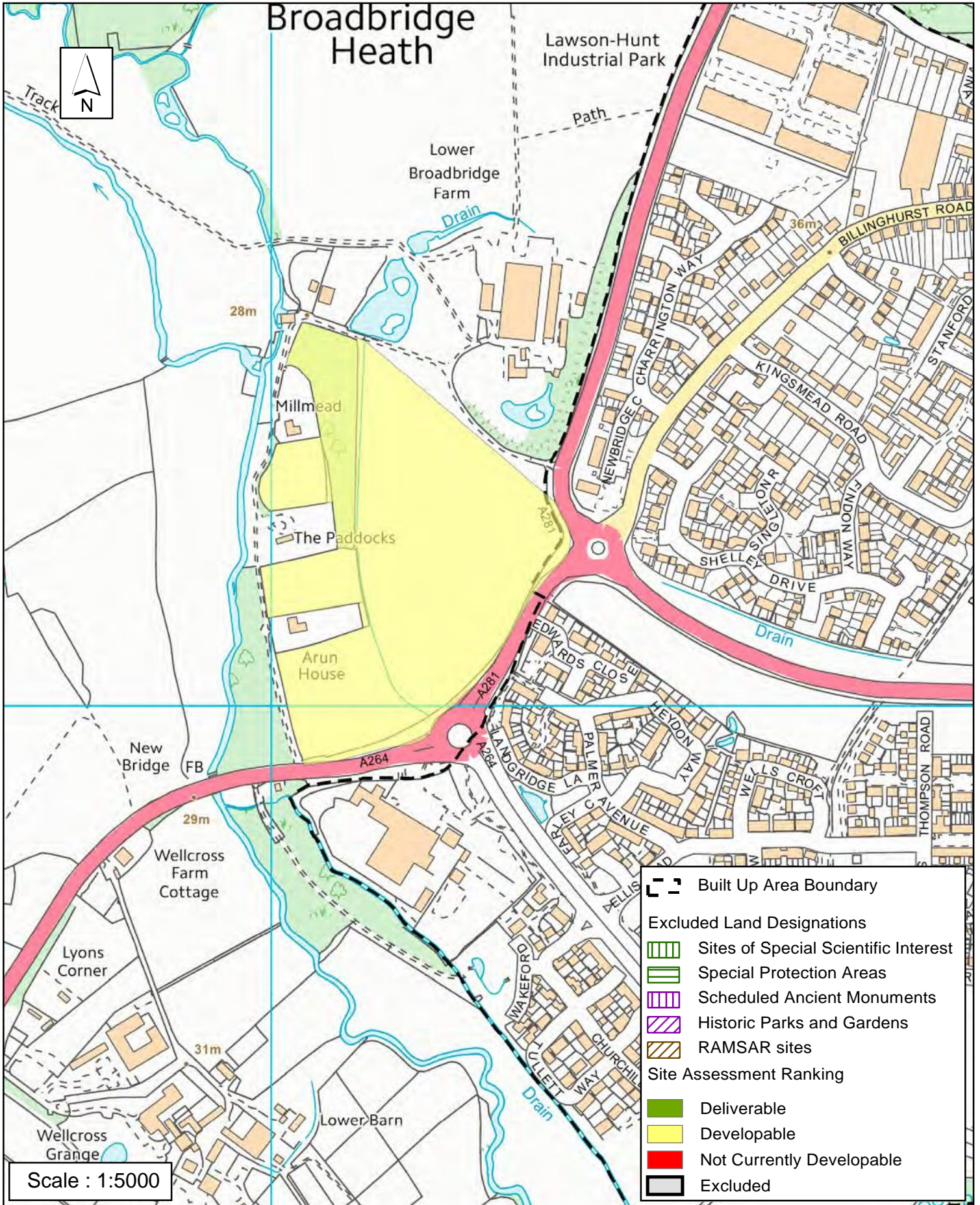
- | | | |
|---|-----------------------------------|--|
| Developable in: | Site Area (ha) 8.3 | <input type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL Greenfield | <input type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (ha): 4.6 | <input type="checkbox"/> Available |
| <input checked="" type="checkbox"/> 11+ years | | <input type="checkbox"/> Achievable |
| <input type="checkbox"/> Not Currently Developable | | |

Proposed Land Use: Residential Or Employment**Assessment**

This is a greenfield site accessed off the A281, adjoining the built-up area boundary (BUAB) of Broadbridge Heath, which is categorized as a large village / smaller town in Policy 3 of the HDPF. The western edge of the site comprises a wooded stream and there are three existing residences on alternating plots that interlock with the site boundary. A significant portion of the western part of the site is affected by Flood Zones 2 and 3 and development in these areas would only be acceptable following the completion of a sequential test and exceptions test if necessary. The eastern field has an area of 4.6 hectares excluding land at risk of flooding. The site adjoins Lower Broadbridge Farmhouse (a Grade II Listed Building) and any development has the potential to affect the setting of this site. Given the physical and heritage constraints, together with policy constraints from the HDPF, the site is considered to have some limited potential for development in longer term. This would need to be considered through the local review and the site is therefore assessed as developable in 11+ years.

Excluded **Reason for Exclusion:**

SA-386 : Land South of Lower Broadbridge Farm, Five Oaks Road, Slinfold



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Date: 10/06/2015

Revision: 27/04/2017

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Slinfold**

SHELAA Reference SA833 **Site Name** Land North and South of Maydwell Avenue

Site Address : Maydwell Avenue, Slinfold

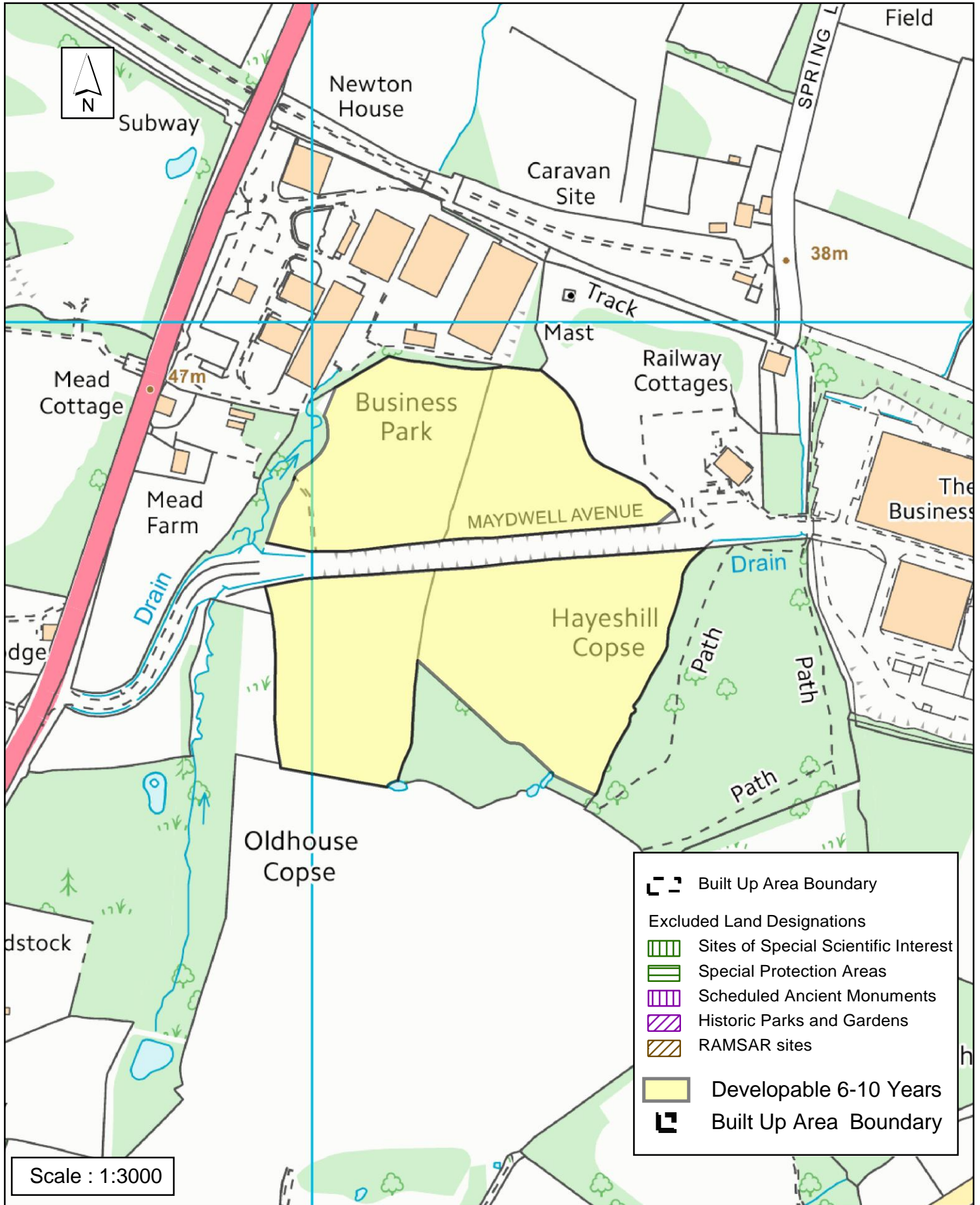
- | | | |
|---|------------------------------------|---|
| Developable in: | Site Area (ha) 6.3 | <input checked="" type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL Greenfield | <input checked="" type="checkbox"/> Suitable |
| <input checked="" type="checkbox"/> 6-10 years | Developable Area (ha): 2.63 | <input type="checkbox"/> Available |
| <input type="checkbox"/> 11+ years | | <input type="checkbox"/> Achievable |
| <input type="checkbox"/> Not Currently Developable | | |

Proposed Land Use: Employment**Assessment**

The site is located in the countryside outside the built-up area (BUAB) of Slinfold and it comprises pasture land. The site is accessed from the A29 (Stane Street). The site is well contained in the landscape and some of the woodland to the south is designated as ancient woodland, any development would need to take account of this. There is an historical planning permission (DC/12/1838) at the site for a solar farm, which has not been implemented. It is however considered that this area could be a suitable site for additional employment growth linking to existing employment which adjoins this area to the north and east. The site is assessed as Deliverable in 6-10 years.

Excluded **Reason for Exclusion:**

SA833 Land North and South of Maydwell Avenue, Slinfold



Scale : 1:3000

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Date: 20/06/2016

Revision:

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Slinfold**

SHELAA Reference SA290 **Site Name** Brackensfield Farm

Site Address : Guildford Road, Broadbridge Heath

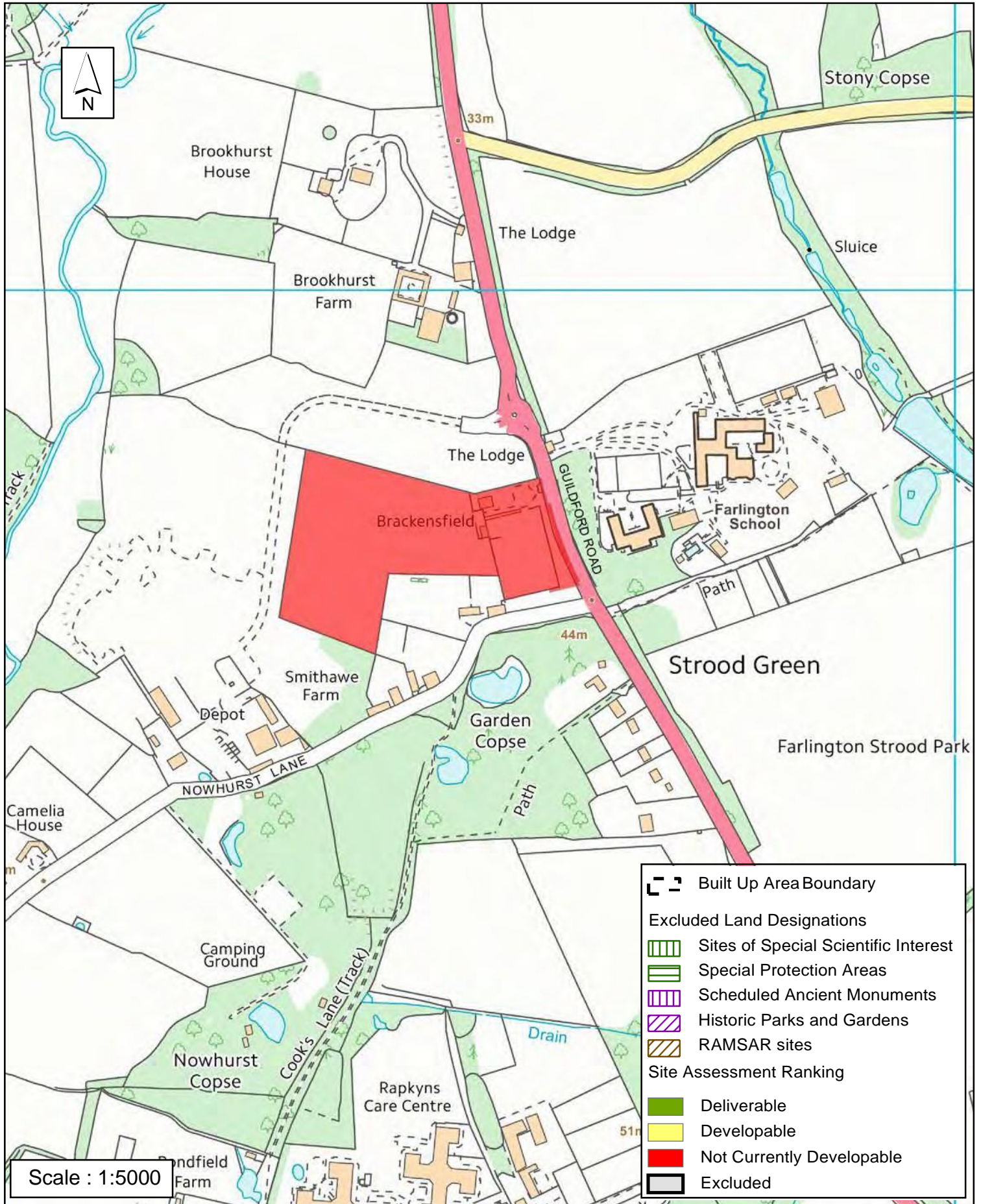
- | | | |
|--|----------------------------------|--|
| Developable in: | Site Area (ha) 3.521 | <input type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL Greenfield | <input type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (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: Residential Or Employment**Assessment**

This site is located in the countryside, unrelated to any built-up area boundary (BUAB), with access from the A281 (Horsham to Guildford Road). The site consists of an open field left to meadow surrounded by trees and hedgerows, behind Farm Cottage and outbuildings, and old walled garden. The landowner has indicated the whole property is available for development. The site is not in accordance with the HDPF settlement hierarchy. It is noted, however, that this site adjoins Nowhurst Business Park (SA401), which is in part previously developed land and any future consideration of this site would therefore need to be assessed taking into account the outcome of permitted planning application (DC/17/2131). The site is therefore assessed as Not Currently Developable.

Excluded **Reason for Exclusion:**

SA290: Brackensfield Farm, Slinfold



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Date: 24/07/2014

Revision: 23/01/2017

Horsham District Council

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

Chris Lyons: Director of Planning, Economic Development & Property

Parish**Slinfold**

SHELAA Reference SA555 **Site Name** Bridge House Riding Stables

Site Address : Bridge House Riding Stables Five Oaks Road Slinfold Horsham West Sussex

- | | | |
|--|-------------------------------|---|
| Developable in: | Site Area (ha) 1.3 | <input type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL Both | <input type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (ha): | <input checked="" type="checkbox"/> Available |
| <input type="checkbox"/> 11+ years | | <input checked="" type="checkbox"/> Achievable |
| <input checked="" type="checkbox"/> Not Currently Developable | | |

Proposed Land Use: Residential or Employment**Assessment**

The land at Bridge House Riding Stables is located to the southwest of the settlement of Broadbridge Heath to the west (and setback from) the Five Oaks Road and to the south of Lyons Road. The site is approximately 1.3 hectares in size and contains a number of equestrian buildings, with an vehicular access between residential properties along the Five Oaks Road. The site is located within the countryside and does not adjoin an existing settlement boundary and therefore any employment development in this location would be contrary to the locational strategy of the Horsham District Planning Framework (HDPF) as set out in policies 3 and 4 of the Plan.

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 vehicular access to the site would similarly require investigation as to whether Heavy Goods Vehicles (HGVs) would be able to utilise it, and whether significant improvements would be required. It is noted that the existing buildings are in equestrian use at the site, which would mean that parts of the site would be considered as Previously Developed Land (PDL). However, given the sites' location and current HDPF policies, the site is not considered to be developable at this stage.

Excluded **Reason for Exclusion:**

