

Warnham Parish

Warnham Parish

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 Warnham Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA163	Warnham Glebe & Vicarage	Church Street, Warnham	Green (1-5 years Deliverable)	14
SA368	Land at Northlands Road	Northlands Road, Warnham	Green (1-5 years Deliverable)	6
SA070	Land north of Bell Road	Bell Road, Warnham	Yellow (6-10 Years Developable)	20
SA071	Land south of Bell Road	Bell Road, Warnham	Yellow (6-10 Years Developable)	20
SA015	Land at Upper Westbrook Farm	Warnham	Not Currently Developable	0
SA029	Land at Rowhook Hill	West of Stane Street Cottages, Rowhook	Not Currently Developable	0
SA459	Land East of Kingsfold	Kingsfold	Not Currently Developable	0
SA528	The Dog and Duck PH	Dorking Road, Kingsfold	Not Currently Developable	0
SA563	Land East of Dorking Road, Kingsfold	Dorking Road, Kingsfold	Not Currently Developable	0
SA564	Land to the east of Tuggles Plat	Tuggles Plat, Warnham	Not Currently Developable	0
SA651	Land at Brookhouse Farm, Kingsfold	Marches Road, Kingsfold	Not Currently Developable	0
SA674	Land South, East and North of Kingsfold	Kingsfold	Not Currently Developable	0

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Parish**Warnham**

SHLAA Reference SA163 **Site Name** Warnham Glebe & Vicarage

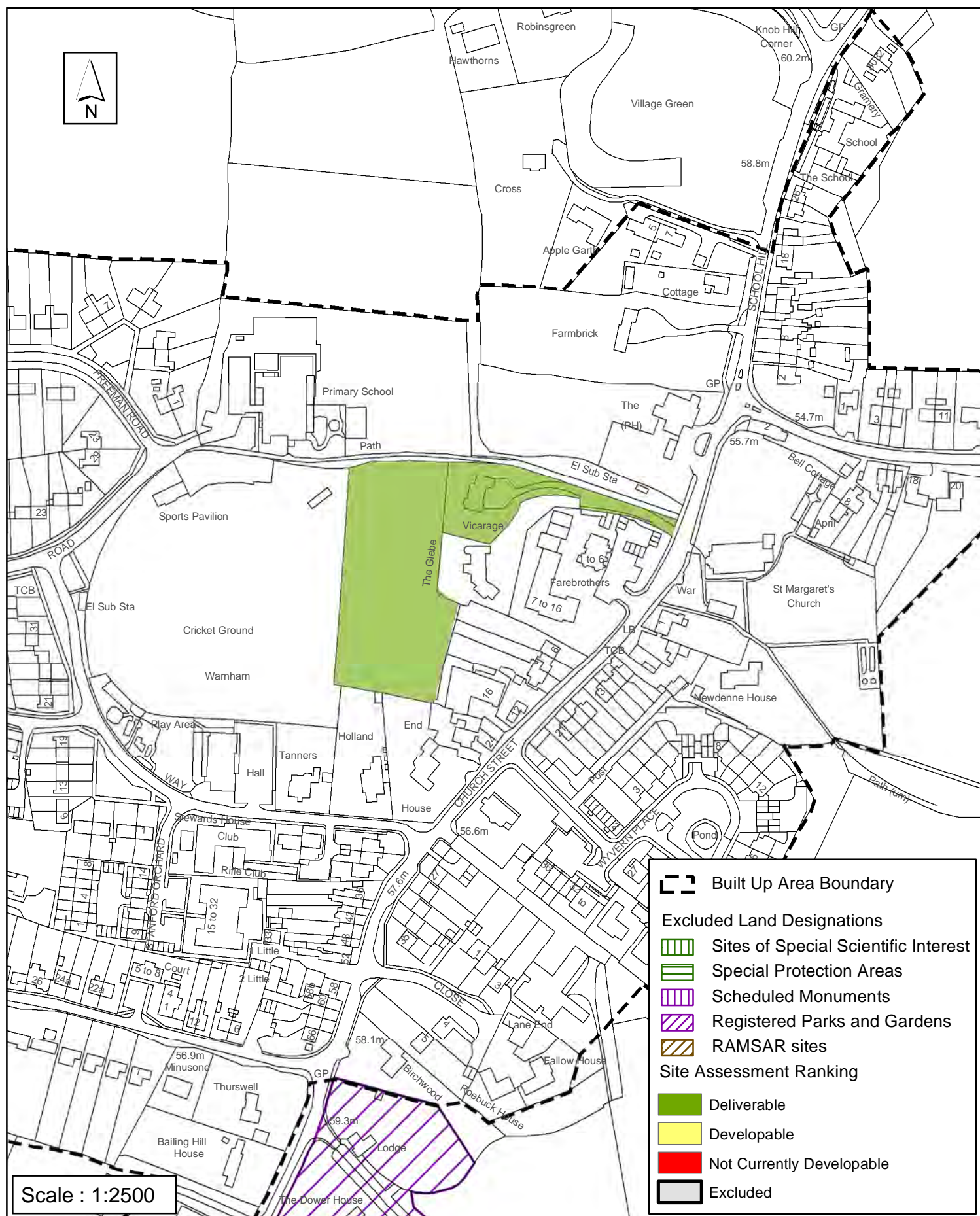
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Church Street, Warnham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.62	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	14	Achievable <input checked="" type="checkbox"/>

Justification

The site is located within the Warnham Conservation Area and there are a number of listed buildings in close proximity to the site. However, the application site acquired planning permission for 15 dwellings (DC/17/0566) in August 2017 and is underway. Therefore it is considered deliverable in the short term 1-5 years.

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

SA - 163 : Warnham Glebe, Church Street, Warnham



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Date:

Revision:

Horsham District Council

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

Parish**Warnham**

SHLAA Reference SA368 **Site Name** Land at Northlands Road

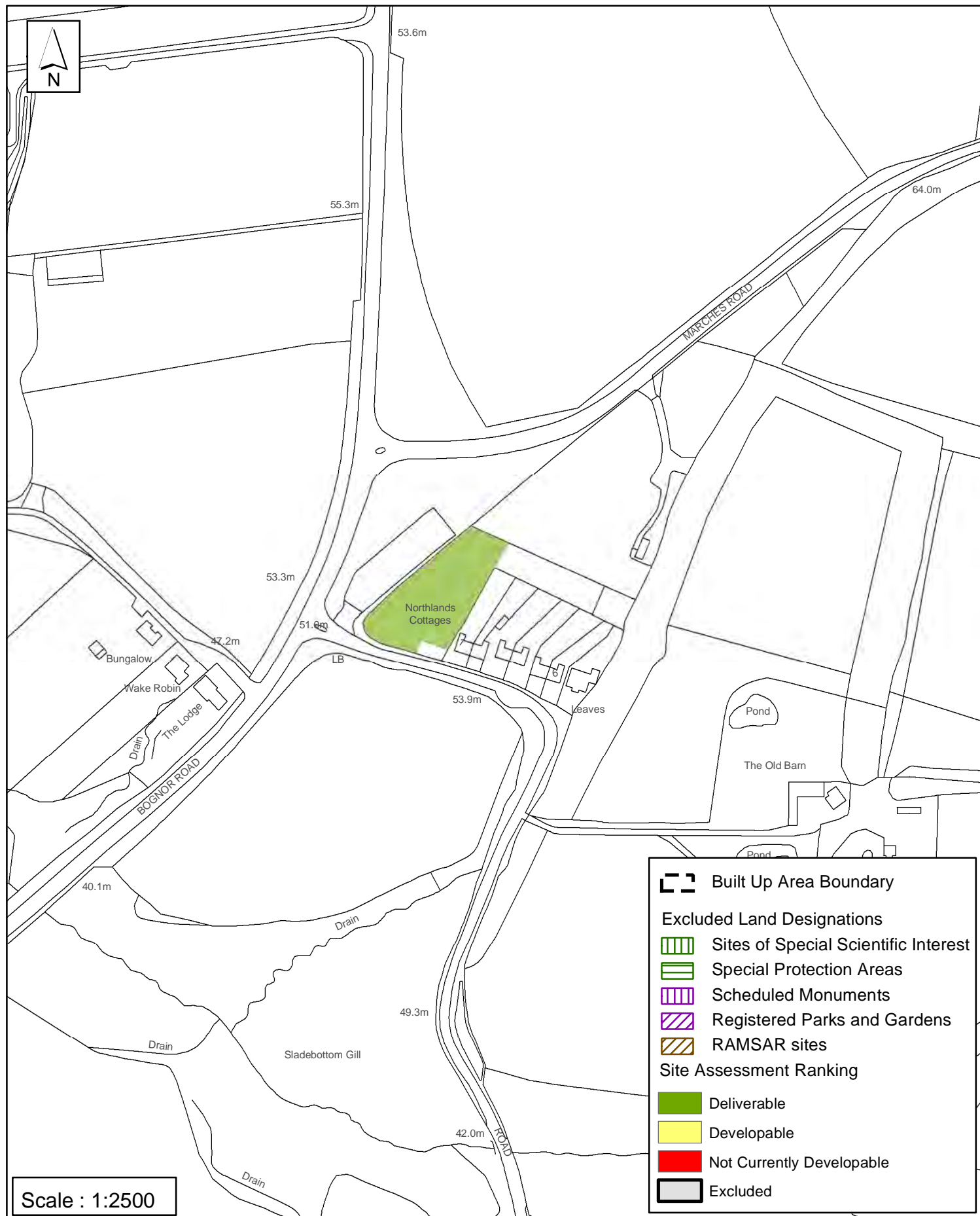
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Northlands Road, Warnham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.2315	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	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/16/2401. Development of this site is underway. It is concluded that the site is available, suitable and achievable and deliverable in 1-5 years.

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

SA - 368: Land at Northlands Road, Warnham



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Horsham District Council

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Parish**Warnham**

SHLAA Reference SA070 **Site Name** Land north of Bell Road

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land North of Bell Road, Warnham		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	8.18	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	20	Achievable	<input type="checkbox"/>

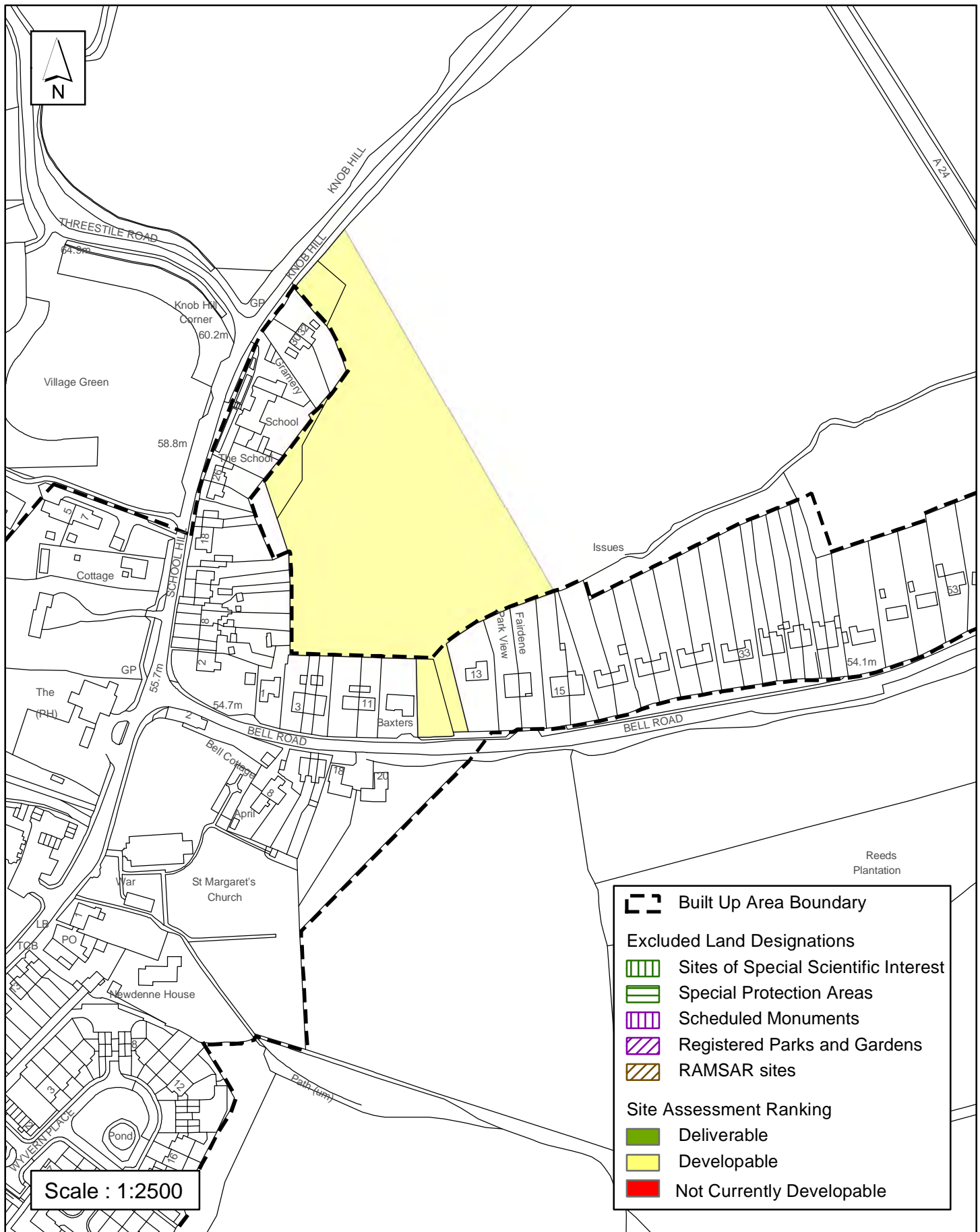
Justification

The site has been put forward by the landowner indicating that it is available for development. The site adjoins the built up area boundary and Conservation Area of Warnham, which is classified as a medium village in Policy 3 of the Horsham District Planning Framework 2015(HDPF), having moderate level of services and facilities. Unless allocated for development or similar through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The Warnham Neighbourhood Plan is currently at the Examination Stage and therefore has limited weight. It should be noted that this site is not proposed for allocation in this plan.

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 site allocations may need to be considered through this process. On this basis, recognising that the SHLAA is a high level assessment, a small amount of residential development immediately adjacent to the settlement edge may be suitable. Therefore the site is assessed as developable in 6-10 years for 20 units taking into account its proximity to a built up area boundary and proportionate high level regard to the constraints. A scheme of this size would likely be delivered in a single phase.

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

SA - 070 : Land north of Bell Road, Warnham



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Horsham District Council

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Parish**Warnham**

SHLAA Reference SA071 **Site Name** Land south of Bell Road

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Bell Road, Warnham		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.44	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	20	Achievable	<input type="checkbox"/>

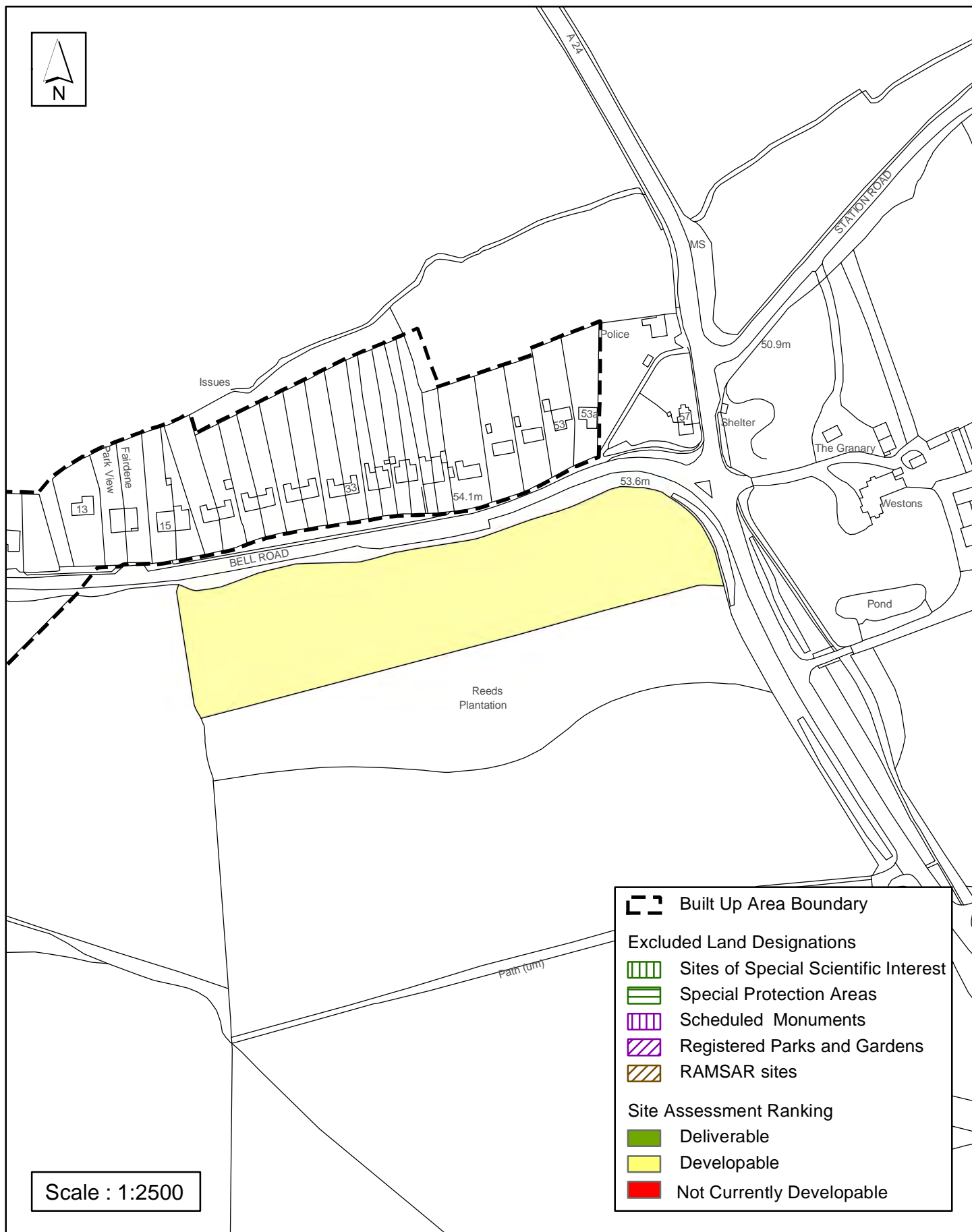
Justification

The site has been put forward by the landowner indicating that it is available for development. The site adjoins the built up area boundary of Warnham, which is classified as a medium village in Policy 3 of the Horsham District Planning Framework 2015(HDPF), having moderate level of services and facilities. Unless allocated for development or similar through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The Warnham Neighbourhood Plan is currently at the Examination Stage and therefore has limited weight. It should be noted that this site is not proposed for allocation in this plan.

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 site allocations may need to be considered through this process. The site is flat and a small amount of linear development could be suitable provided it mirrored that on the opposite side of the road. Access and parking would need to be given adequate consideration. On this basis, recognising that the SHLAA is a high level assessment, the site is assessed as developable in 6-10 years for 20 units taking into account its proximity to a built up area boundary and proportionate high level regard to the constraints. A scheme of this size would likely be delivered in a single phase.

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

SA - 071 : Land south of Bell Road, Warnham



Parish**Warnham**

SHLAA Reference SA015 **Site Name** Land at Upper Westbrook Farm

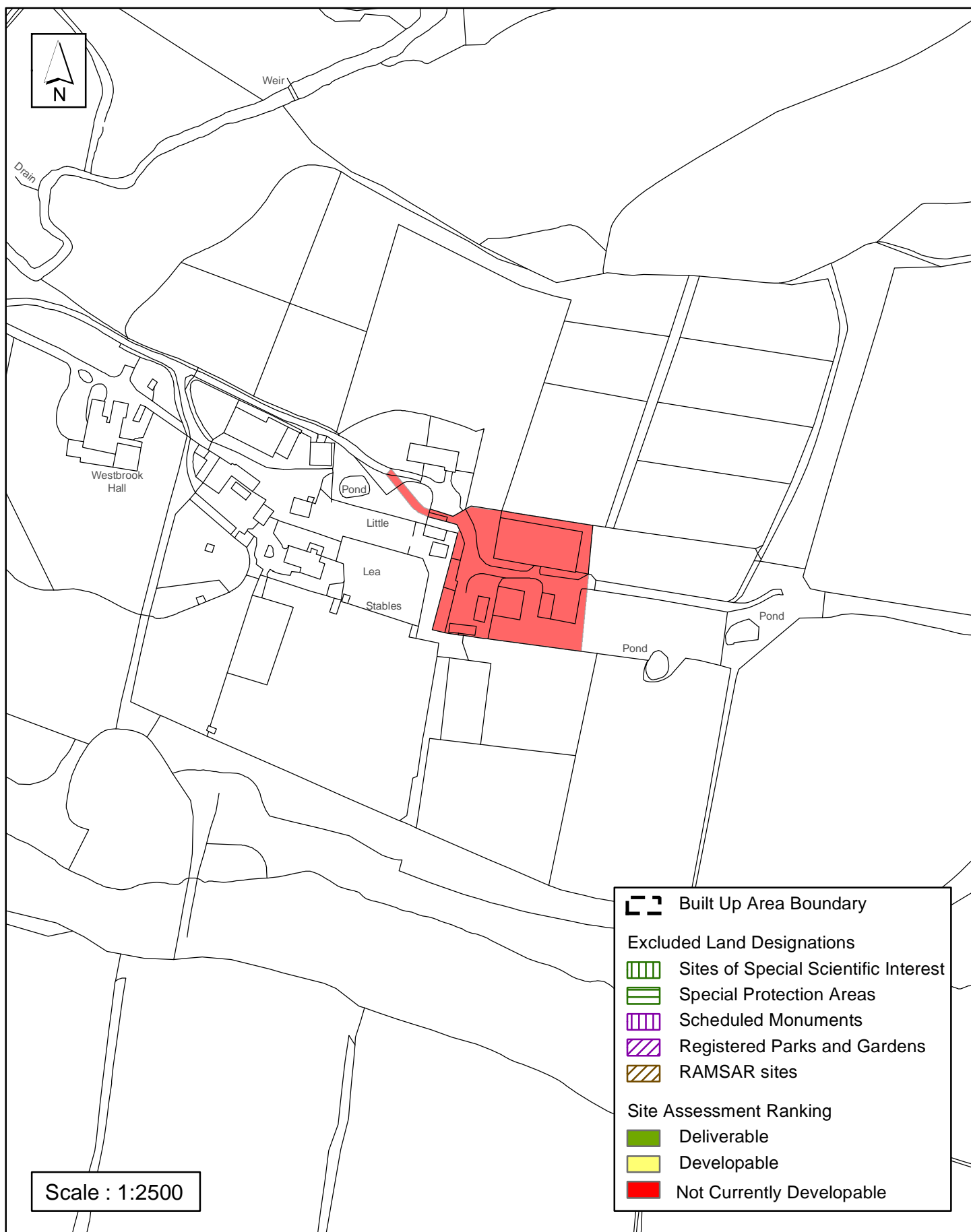
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Bognor Road, Broadbridge Heath		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.4	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site is located in an isolated rural location and unrelated to any settlement boundary. It is therefore assessed as 'Not Currently Developable'.

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

SA - 015 : Upper Westbrook Farm, Warnham



Parish**Warnham**

SHLAA Reference SA029 **Site Name** Land at Rowhook Hill

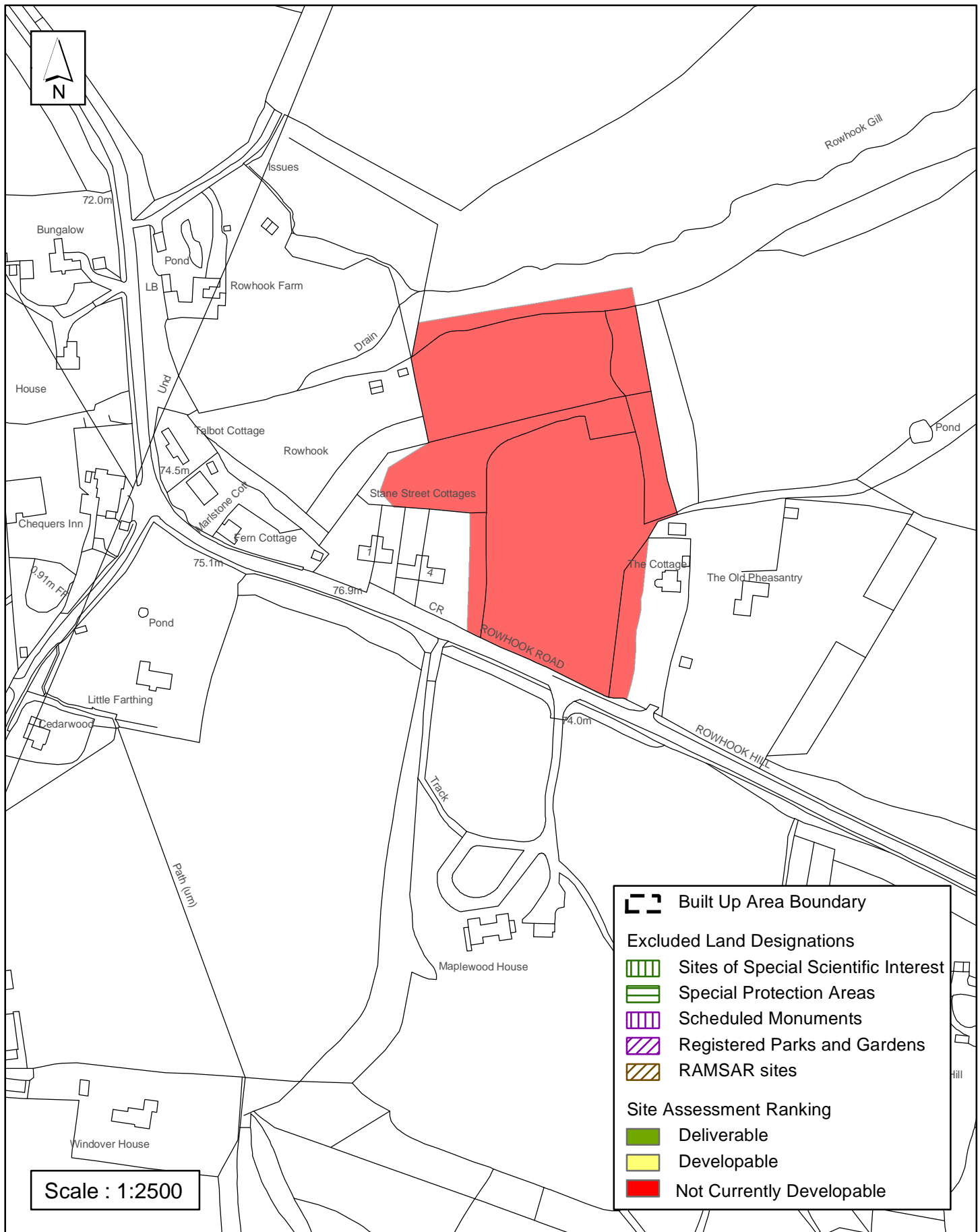
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	West of Stane Street Cottages, Rowhook		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.876	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in an isolated rural location and, whilst close to the cluster of dwellings at Rowhook, is unrelated to a settlement boundary. It is therefore assessed as 'Not Currently Developable'.

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

SA - 029 : Land at Rowhook Hill, Rowhook, Warnham



Parish**Warnham**

SHLAA Reference SA459 **Site Name** Land East of Kingsfold

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Kingsfold, North Horsham	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	127.3	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>

Justification

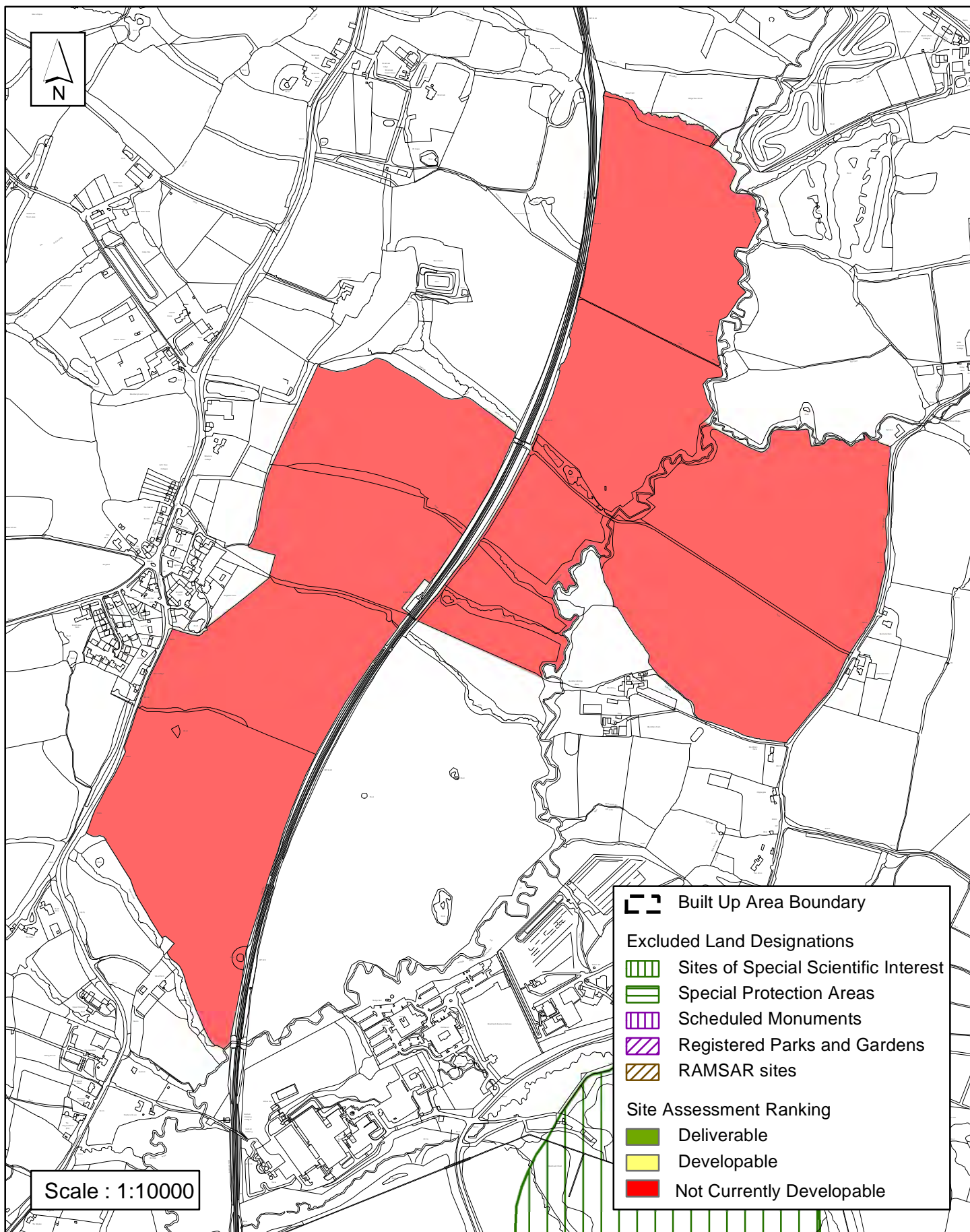
A planning consultant on behalf of the landowners has expressed an interest in developing the site indicating it is 'available'. The proposals are for a residential led but mixed use development with employment land proposed north of the existing Langhurstwood Road employment area. Land east of Kingsfold and West of the railway line is proposed for 1000 homes. The proposal is strategic in scale site falls within the Parishes of Warnham and Rusper.

The site lies to the east of Kingsfold, which is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF) thus a settlement with few or no facilities or social networks and limited accessibility, and is reliant on other villages and towns to meet the needs of residents.

Any development of this scale would need to be considered as a new settlement as part of the local plan review process, and would need to take account of the lack of existing infrastructure as part of this process. Joint working with Surrey County Council may be required to understand the impact on the road network on the A24 to the north of this site. Unless allocated for development through the review of the HDPF it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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

SA - 459 : Land east of Kingsfold



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Horsham District Council

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Barbara Childs : Director of Place

Parish**Warnham**

SHLAA Reference SA528 **Site Name** The Dog and Duck PH

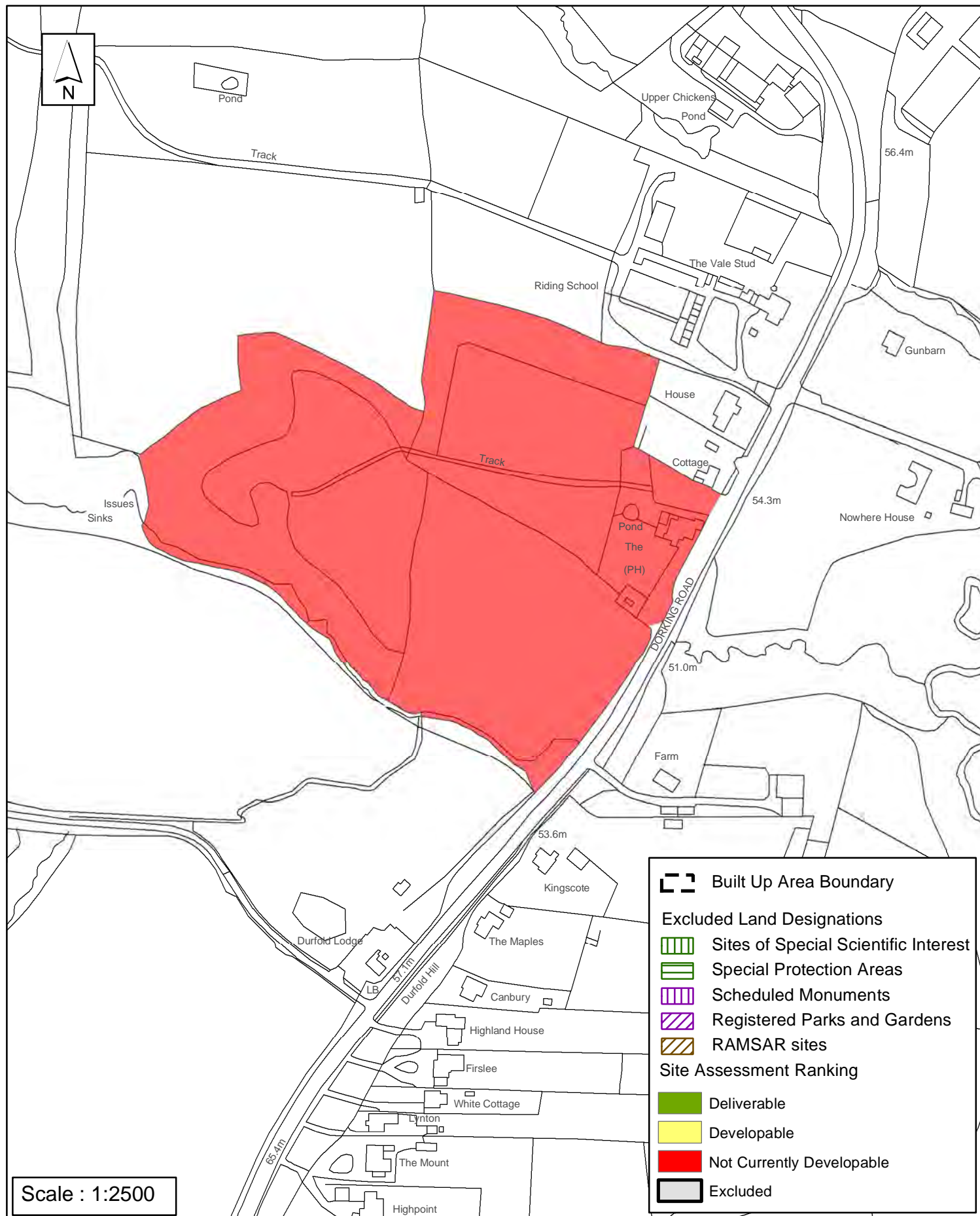
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land adjoining The Dog & Duck PH, Dorking Road, Kingsfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	4.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest in developing the site meaning it is 'available'. The Grade II listed Burcombe Cottage abuts the north eastern corner of the site. The site is located in an isolated rural location and unrelated to any settlement boundary. It is therefore assessed as 'Not Currently Developable'.

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

SA - 528 : The Dog and Duck PH, Dorking Road



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Horsham District Council

Parkside, Chart Way, Horsham
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Barbara Childs : Director of Place

Parish**Warnham**

SHLAA Reference SA563 **Site Name** Land East of Dorking Road, Kingsfold

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land East of Dorking Road, Kingsfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.5	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

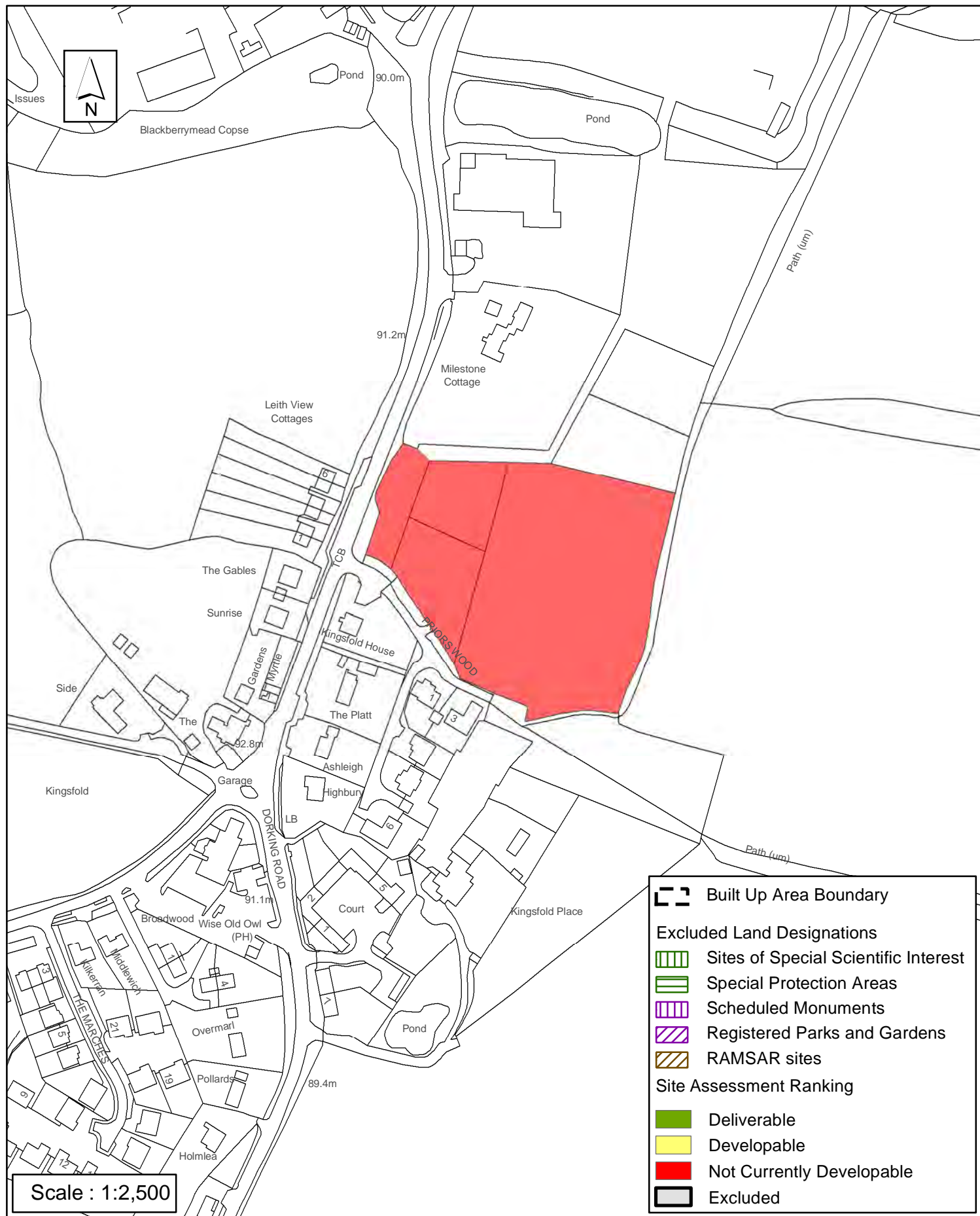
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies to the north east of Kingsfold, which is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), thus a settlement with few or no facilities or social networks and limited accessibility, and is reliant on other villages and towns to meet the needs of residents. The Warnham Neighbourhood Plan is currently at the Examination Stage and therefore has limited weight. It should be noted that this site is not proposed for allocation in this plan.

The Local Plan Review Issues & Options (April 2018) proposes a number of currently unclassified settlements to become secondary settlements where some residential infilling may be acceptable. Kingsfold is proposed as a secondary settlement. However the Issues & Options document is an early stage of the local plan review and holds little weight and development in this location would not be considered infill development. Unless allocated for development or similar through the review of the HDPF or via a made neighbourhood plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

SA-563 : Land East of Dorking Road, Kingsfold, Warnham



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Date:

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Horsham District Council

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West Sussex RH12 1RL.
Barbara Childs : Director of Place

Parish**Warnham**

SHLAA Reference SA564 **Site Name** Land to the east of Tuggles Plat, Warnham

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land to the east of Tuggles Plat, Warnham		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.85	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

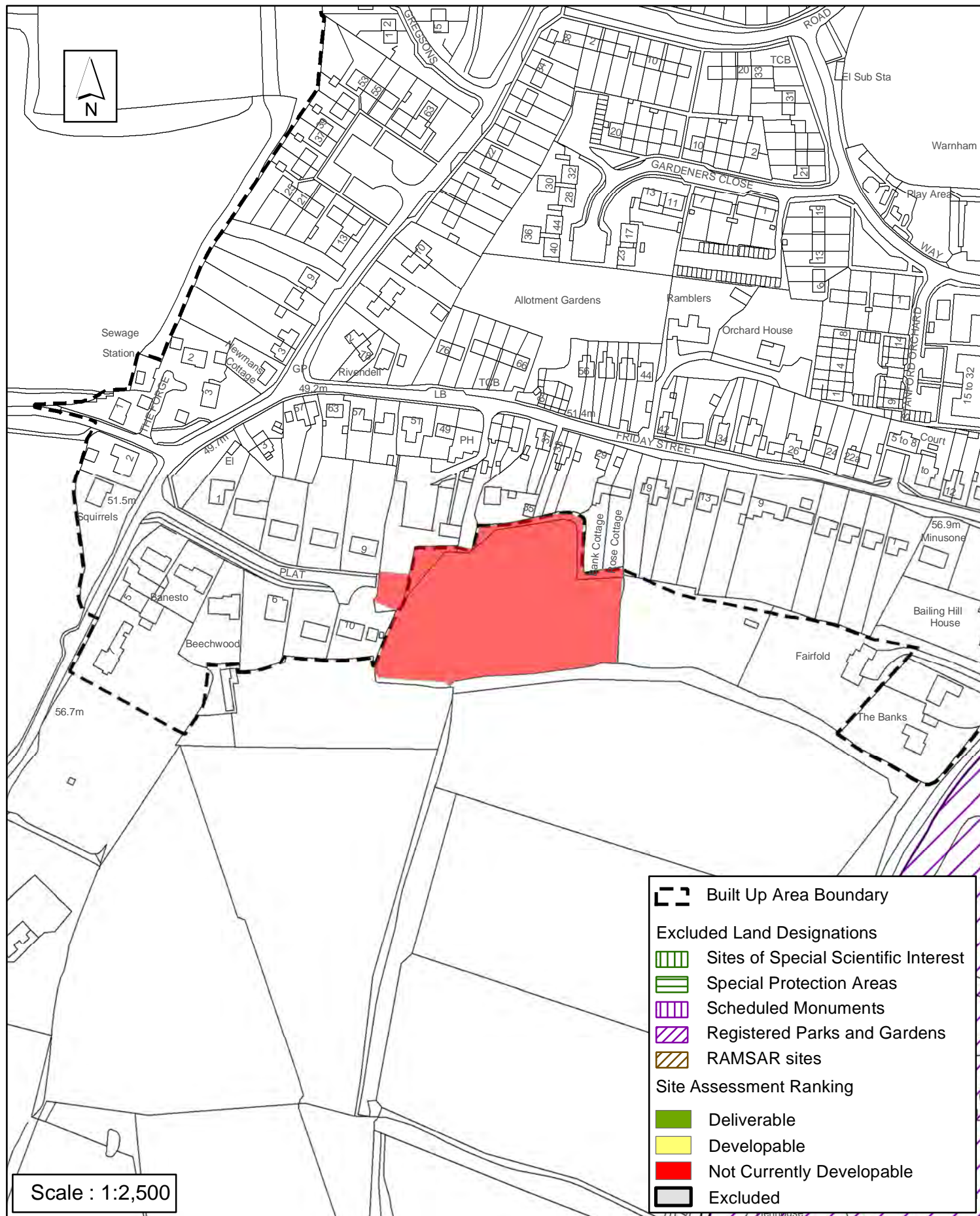
Justification

A planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. With the exception of a small projection to the west, the site is outside of the built up area boundary of Warnham, which is a Medium Village as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities and community networks. The site lies adjacent to the Warnham Conservation Area in which there are numerous Grade II listed buildings, the setting of which, development would affect. The area was assessed as having low to moderate capacity for residential development in the 2014 Landscape Capacity Assessment. The site comprises a grass paddock which contributes to the open rural character of the setting of Warnham Conservation Area and the Grade II Listed Buildings at Friday Street and it considered that development of this paddock for housing would significantly harm the setting of these heritage assets. An application for 14 dwellings (DC/15/2680) was refused and dismissed at appeal and the harm identified to the heritage assets was given considerable importance and weight in the Inspector's decision.

The Warnham Neighbourhood Plan is currently at the Examination Stage and therefore has limited weight. It should be noted that this site is not proposed for allocation in this plan. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered that development would be contrary to Policies 1 to 4, 26 and 34 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

SA-564 : Land to the east of Tuggles Plat, Warnham



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Horsham District Council

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Barbara Childs : Director of Place

Parish**Warnham**

SHLAA Reference SA651 **Site Name** Land at Brookhouse Farm, Kingsfold

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Brookhouse Farm, Marches Road, Kingsfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	16	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

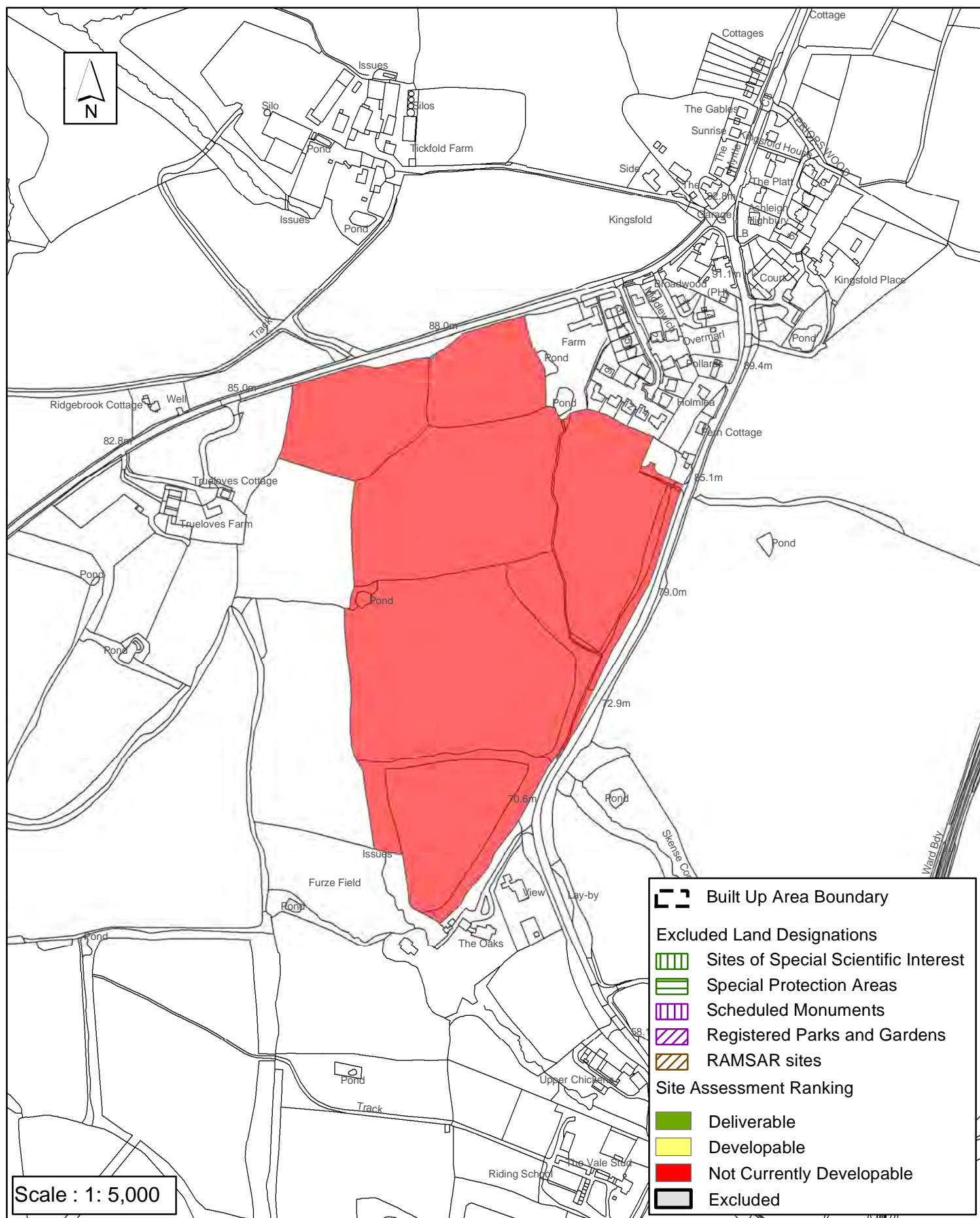
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies to the south west of Kingsfold, which is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF) thus a settlement with few or no facilities or social networks and limited accessibility, and is reliant on other villages and towns to meet the needs of residents.

The Warnham Neighbourhood Plan is currently at the Examination Stage and therefore has limited weight. It should be noted that this site is not proposed for allocation in this plan. The Local Plan Review Issues & Options (April 2018) proposes a number of currently unclassified settlements to become secondary settlements where some residential infilling may be acceptable. Kingsfold is proposed as a secondary settlement but the boundary does not include this site. The Issues & Options document is an early stage of the local plan review and holds little weight and development at this location would not be considered to be infill development. Unless allocated for development or similar through the review of the HDPF or via a made neighbourhood plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

SA - 651 : Land at Brookhouse Farm, Kingsfold, Warnham



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Date:

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Horsham District Council

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Barbara Childs : Director of Place

Parish**Warnham**

SHLAA Reference SA674 **Site Name** Land South, East and North of Kingsfold

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address			
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	64.82	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total		Achievable	<input type="checkbox"/>

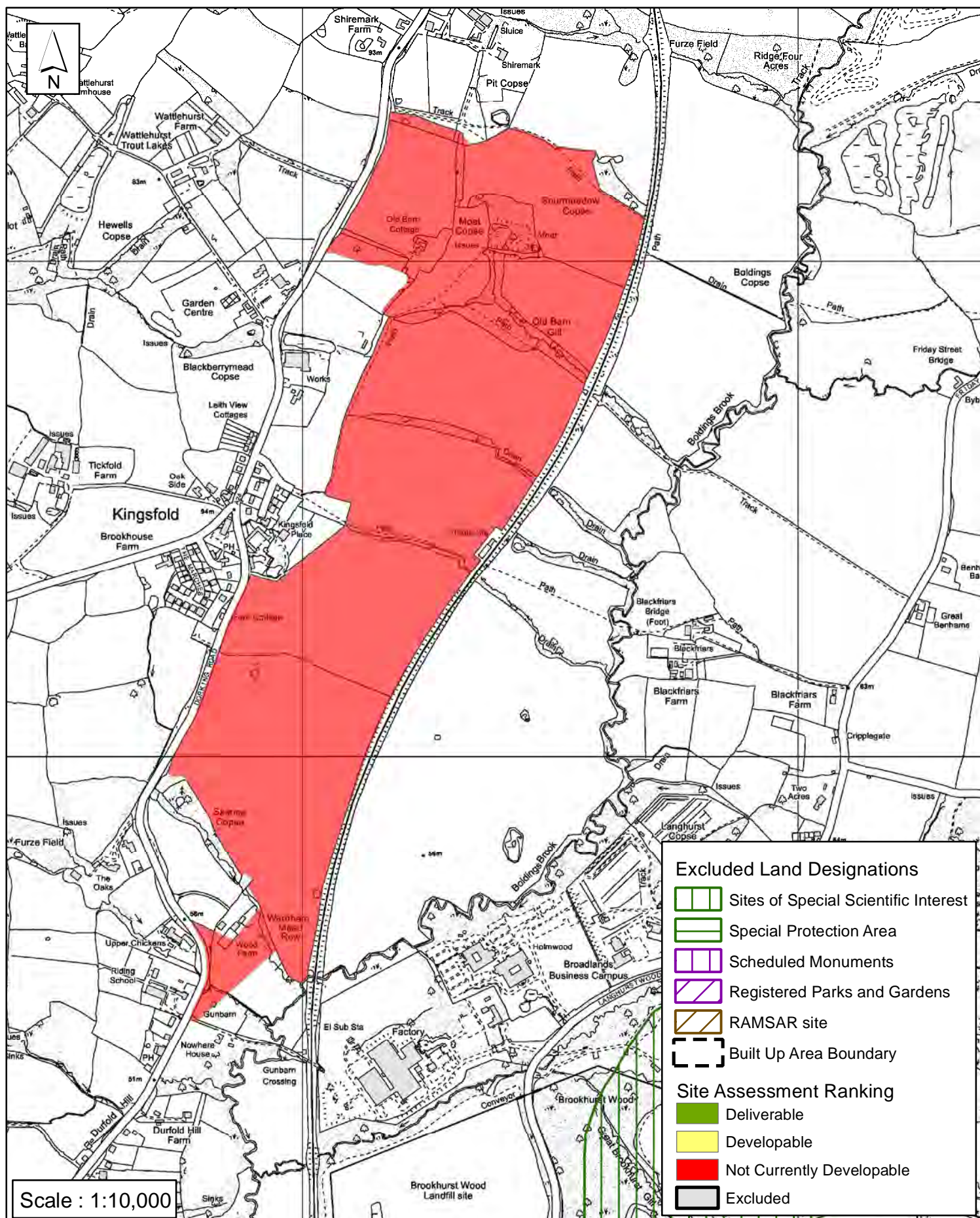
Justification

A planning consultant on behalf of the landowners has expressed an interest in developing the site indicating it is 'available'. This is a strategic scale site in the countryside unrelated to the built up area boundary of any settlement. It incorporates SA640 and SA658, overlaps with SA459, and forms part of the wider strategic scale site SA466. The site lies to the east of Kingsfold, which is an unclassified settlement as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF) thus a settlement with few or no facilities or social networks and limited accessibility, and is reliant on other villages and towns to meet the needs of residents. The Local Plan Review Issues & Options (April 2018) proposes a number of currently unclassified settlements to become secondary settlements where some residential infilling may be acceptable. Kingsfold is proposed as a secondary settlement. However the Issues & Options document is an early stage of the local plan review and holds little weight.

The site is unrelated to a built up area boundary and would result in an unsustainable form of relatively isolated housing development. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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

SA - 674: Land South, East and North of Kingsfold (North West Horsham), Warnham



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