

Horsham District Council

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

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**Strategic Housing Land Availability Assessment 2016
Broadbridge Heath Parish**

| | | |
|-----------------------------------|-------------------|------------------------|
| Reference No : Consultation Draft | Date : 12/11/2015 | Scale : 1:5,000 at A2 |
| Drawing No : | Drawn : | Checked : |
| | | Revisions : 27/06/2016 |



Horsham
District
Council

Broadbridge Heath Parish

Broadbridge Heath Parish

The following sites have been considered as part of the June 2016 SHELAA Assessment, for Broadbridge Heath 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 Broadbridge Heath Parish is summarised as follows:

| SHELAA Reference | Site Name | Site Address | Outcome of Assessment | Total Units |
|------------------|---|--|---------------------------------|-------------|
| SA072 | Land north of Old Guildford Road. Broadbridge Heath | Old Guildford Road, Broadbridge Heath | Green (1-5 Years Deliverable) | 165 |
| SA281 | Land West of Horsham (west) - Wickhurst Green | Old Wickhurst Lane Broadbridge Heath West Sussex | Green (1-5 Years Deliverable) | 532 |
| SA579 | Heath Barn Farm | Billingshurst Road, Broadbridge Heath | Green (1-5 Years Deliverable) | 10 |
| SA580 | Land North of Heath Barn Farm | Billingshurst Road, Broadbridge Heath | Green (1-5 Years Deliverable) | 49 |
| SA137 | Vauxhall Stevens | Broadbridge Heath | Yellow (6-10 Years Developable) | 45 |

Sites submitted to the SHELAA for Broadbridge Heath Parish but excluded from further assessment:

| SHELAA Reference | Site Name | Site Address | Excluded Site | Outcome of Assessment |
|------------------|---------------------------------|--|---------------|--|
| SA220 | Bognor Road | Broadbridge Heath | Yes | This site is considered for commercial use and is therefore excluded from the residential assessment. NO MAP |
| SA426 | Land South of Broadbridge Heath | Old Wickhurst Lane Broadbridge Heath West Sussex | Yes | Duplicate as assessed as part of SA281 NO MAP |

Parish Broadbridge Heath

SHLAA Reference SA072 **Site Name** Land north of Old Guildford Road Broadbridge

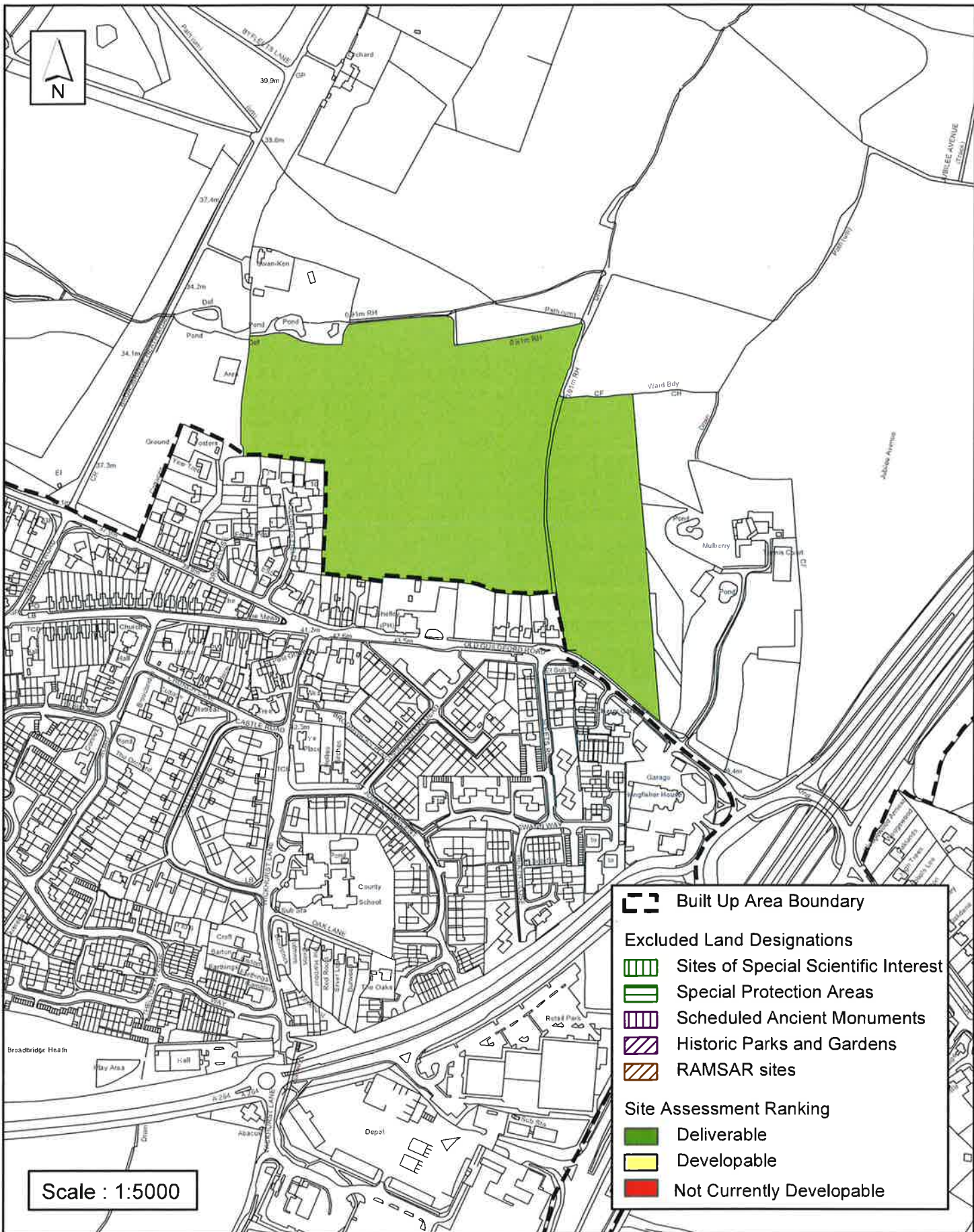
| | | | | | |
|----------------------------------|-------------------------------------|-----------------------|---------------------------------------|-------------------|-------------------------------------|
| Years 1-5 Deliverable | <input checked="" type="checkbox"/> | Site Address | Old Guildford Road, Broadbridge Heath | | |
| Years 6-10 Developable | <input checked="" type="checkbox"/> | | | | |
| Years 11+ | <input type="checkbox"/> | Site Area (ha) | 9.3 | Suitable | <input checked="" type="checkbox"/> |
| Not Currently Developable | <input type="checkbox"/> | Greenfield/PDL | Greenfield | Available | <input checked="" type="checkbox"/> |
| | | Site Total | 165 | Achievable | <input checked="" type="checkbox"/> |
| | | | | Viable | <input type="checkbox"/> |

Justification

Application for up to 165 residential units DC/13/2408 granted on appeal (18 May 2015). There are no known constraints which would impact delivery and the majority of the site is expected to be delivered within the first five years.

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

SA - 072 : Land north of Old Guildford Road, Broadbridge Heath



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Head of Strategic & Community Planning, Jill Scarfield

Parish Broadbridge Heath

SHLAA Reference SA281 **Site Name** Land West of Horsham (W) - Wickhurst Green

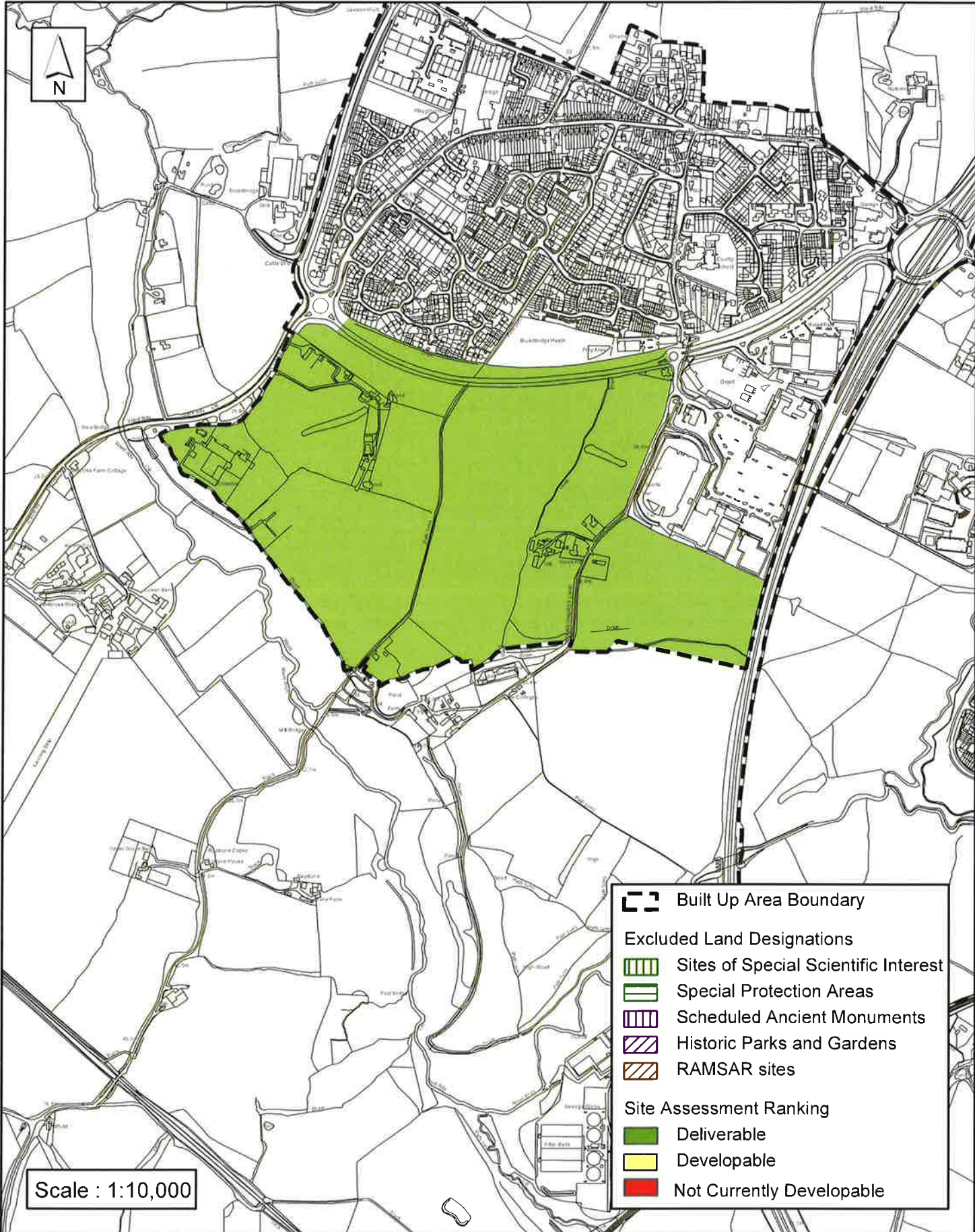
| | | | | | |
|----------------------------------|-------------------------------------|-----------------------|--|-------------------|-------------------------------------|
| Years 1-5 Deliverable | <input checked="" type="checkbox"/> | Site Address | Old Wickhurst Lane, Broadbridge Heath, West Sussex | | |
| Years 6-10 Developable | <input type="checkbox"/> | | | | |
| Years 11+ | <input type="checkbox"/> | Site Area (ha) | 49 | Suitable | <input checked="" type="checkbox"/> |
| Not Currently Developable | <input type="checkbox"/> | Greenfield/PDL | Greenfield | Available | <input checked="" type="checkbox"/> |
| | | Site Total | 532 | Achievable | <input checked="" type="checkbox"/> |
| | | | | Viable | <input checked="" type="checkbox"/> |

Justification

This site forms part of the west of Horsham Strategic Location identified in policy CP7 of the Horsham District Council Core Strategy 2007. An Outline application for 963 units (DC/09/2101) has been permitted and construction is now underway. The remaining development is scheduled to take place within the next five years.

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

SA - 281 :Land West of Horsham - Wickhurst Green



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Parish Broadbridge Heath

SHLAA Reference SA579 **Site Name** Heath Barn Farm

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

Justification

DC/12/1172: Demolition of existing farmhouse and associated outbuildings and the erection of 34 dwellings together with associated highway works and landscaping PERMITTED. This site falls within the wider land West of Horsham Strategic Site, however the units permitted are in addition to the 963 permitted as part of the allocation. Development on this site has commenced and is well underway.

Excluded Site **Exclusion Reason**

Lapsed PP **Date**

SA579 - Heath Barn Farm, Broadbridge Heath



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Date: 09/07/2015

Revision: 27/08/2015

Horsham District Council

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Chris Lyons : Director of Planning, Economic Development & Property

Parish Broadbridge Heath

SHLAA Reference SA580 **Site Name** Land North of Heath Barn Farm

| | | | | | |
|----------------------------------|-------------------------------------|-----------------------|---------------------------------------|-------------------|-------------------------------------|
| Years 1-5 Deliverable | <input checked="" type="checkbox"/> | Site Address | Billingshurst Road, Broadbridge Heath | | |
| Years 6-10 Developable | <input type="checkbox"/> | | | | |
| Years 11+ | <input type="checkbox"/> | Site Area (ha) | 1.85 | Suitable | <input checked="" type="checkbox"/> |
| Not Currently Developable | <input type="checkbox"/> | Greenfield/PDL | Greenfield | Available | <input checked="" type="checkbox"/> |
| | | Site Total | 49 | Achievable | <input checked="" type="checkbox"/> |
| | | | | Viable | <input type="checkbox"/> |

Justification

The site forms part of the wider Land West of Horsham Masterplan Area (SA281), however the application is in addition to the 963 permitted as part of the Strategic Allocation. Application DC/14/1943 Residential development of 49 dwellings is currently Pending however has resolution to permit subject to the completion of a s106 agreement.

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

SA580 - Land North of Heath Barn Farm



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Date: 27/08/2015

Revision: 29/10/2015

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Parish Broadbridge Heath

SHLAA Reference SA137 **Site Name** Vauxhall Stevens Garage

| | | | | | |
|----------------------------------|-------------------------------------|-----------------------|---------------------------------------|-------------------|-------------------------------------|
| Years 1-5 Deliverable | <input type="checkbox"/> | Site Address | Billingshurst Road, Broadbridge Heath | | |
| Years 6-10 Developable | <input type="checkbox"/> | | | | |
| Years 11+ | <input checked="" type="checkbox"/> | Site Area (ha) | 0.9 | Suitable | <input checked="" type="checkbox"/> |
| Not Currently Developable | <input type="checkbox"/> | Greenfield/PDL | PDL | Available | <input type="checkbox"/> |
| | | Site Total | 45 | Achievable | <input checked="" type="checkbox"/> |
| | | | | Viable | <input checked="" type="checkbox"/> |

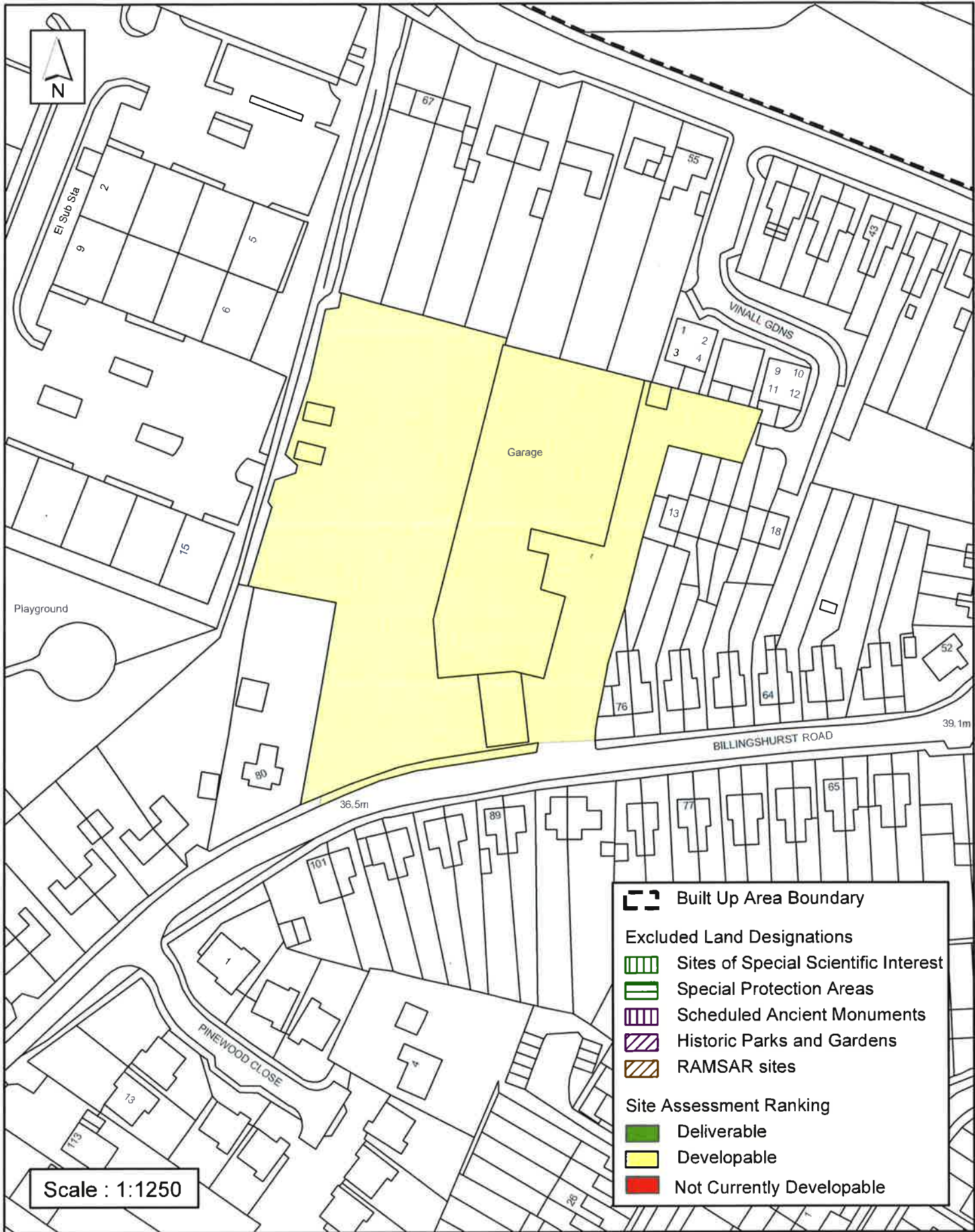
Justification

The site was allocated in the Site Specific Land Allocation SSAL document 2007 and is considered suitable for development. Discussions are well advanced with the occupier and the landowner in terms of relocation of the existing use. Although some legal issues may need to be resolved it is thought that the site will be available in the longer term. Possible contamination from previous uses would need to be investigated.

Excluded Site **Exclusion Reason**

Lapsed PP **Date**

SA - 137 : Vauxhall Stevens Garage, Billingshurst Rd, Broadbridge Heath



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Parish Broadbridge Heath

SHLAA Reference SA220 **Site Name** Bognor Road

| | | | |
|----------------------------------|--------------------------|---------------------------------------|--|
| Years 1-5 Deliverable | <input type="checkbox"/> | Site Address Broadbridge Heath | |
| Years 6-10 Developable | <input type="checkbox"/> | | |
| Years 11+ | <input type="checkbox"/> | Site Area (ha) 0.72 | Suitable <input type="checkbox"/> |
| Not Currently Developable | <input type="checkbox"/> | Greenfield/PDL PDL | Available <input type="checkbox"/> |
| | | Site Total 0 | Achievable <input type="checkbox"/> |
| | | | Viable <input type="checkbox"/> |

Justification

No map

Excluded Site **Exclusion Reason** This site is considered for commercial use and is therefore excluded from the residential assessment

Lapsed PP **Date**

Parish Broadbridge Heath

SHLAA Reference SA426 **Site Name** Land South of Broadbridge Heath

| | | | | | |
|----------------------------------|--------------------------|-----------------------|---------------------------------------|-------------------|--------------------------|
| Years 1-5 Deliverable | <input type="checkbox"/> | Site Address | Old Wickhurst Lane, Broadbridge Heath | | |
| Years 6-10 Developable | <input type="checkbox"/> | | | | |
| Years 11+ | <input type="checkbox"/> | Site Area (ha) | 49 | Suitable | <input type="checkbox"/> |
| Not Currently Developable | <input type="checkbox"/> | Greenfield/PDL | Greenfield | Available | <input type="checkbox"/> |
| | | Site Total | 0 | Achievable | <input type="checkbox"/> |
| | | | | Viable | <input type="checkbox"/> |

Justification

No Map

Excluded Site **Exclusion Reason** Duplicate as assessed as part of SA281

Lapsed PP **Date**