

# North Horsham Parish

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# North Horsham Parish

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

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Maximum Employment Area (ha)
SA296	Land North of Horsham, Strategic Site	Land North of Horsham	Deliverable 1-5 years (green)	4.6
SA191	Broadlands Business Campus	Langhurstwood Road, Horsham	Developable 6-10 years (yellow)	1.7
SA363	Graylands Estate	Langhurstwood Road, Horsham	Developable 6-10 years (yellow)	1.2
SA390	Novartis Pharmaceuticals Site	Parsonage Road, Horsham	Developable 6-10 years (yellow)	7.5
SA001	Warnham and Wealden Brickworks	Langhurstwood Road, Horsham	Not Currently Developable (red)	0

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**Parish**North Horsham

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**SHELAA Reference** SA296 **Site Name** Land North of Horsham, Strategic Site

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**Site Address :** Holbrook Park and Chennells Brook-StrategicSite

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|-----------------------------------------------------------|-----------------------------------|-------------------------------------------------------|
| <b>Developable in:</b>                                    | <b>Site Area (ha)</b> Approx. 18  | <input type="checkbox"/> <b>Listed in EGA 2014</b>    |
| <input checked="" type="checkbox"/> <b>1-5 years</b>      | <b>Greenfield/PDL</b> Greenfield  | <input checked="" type="checkbox"/> <b>Suitable</b>   |
| <input checked="" type="checkbox"/> <b>6-10 years</b>     | <b>Developable Area (ha):</b> 4.6 | <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> |                                   |                                                       |

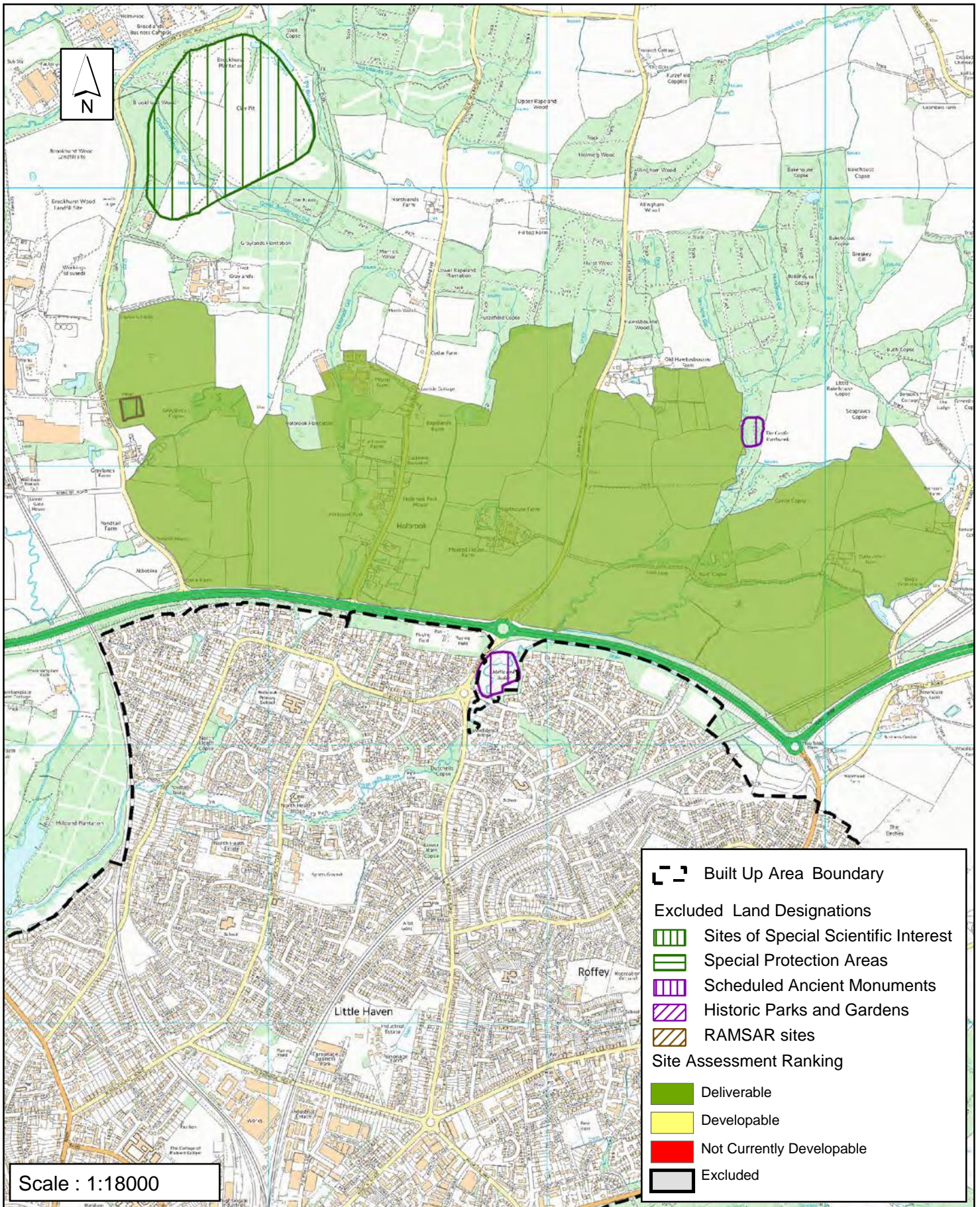
**Proposed Land Use:** Residential Or Employment**Assessment**

The site has been allocated for the development of at least 2,500 homes in the adopted Horsham District Planning Framework (HDPF) (policies SD1 to SD9). An application for 2,750 units was submitted to Horsham District Council in October 2016 (DC/16/1677), including a 46,450sqm business park, and planning permission has now been given for this proposal. The business park forms part of the allocation in the Horsham District Planning Framework and forms part of the Council's strategy for bringing forward high quality employment growth in the District. The location of the employment site is north of the A264 and in the south eastern section of the overall allocation, as shown on the Concept Masterplan Map in the HDPF. Although development will take place across the plan period it is considered that some development will come forward in the 1-5 year period.

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

# SA - 296: Land North of Horsham, Strategic Site, Holbrook Park and Chennells Brook, North Horsham



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Date: 31/03/2014

Revision: 27/04/2017

## Horsham District Council

Parkside, Chart Way, Horsham  
West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property

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**Parish****North Horsham**

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**SHELAA Reference** SA191 **Site Name** Broadlands Business Campus

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**Site Address :** Langhurst Wood Road Horsham

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|-----------------------------------------------------------|------------------------------------|-------------------------------------------------------|
| <b>Developable in:</b>                                    | <b>Site Area (ha)</b> 7.05         | <input type="checkbox"/> <b>Listed in EGA 2014</b>    |
| <input type="checkbox"/> 1-5 years                        | <b>Greenfield/PDL</b> Both         | <input checked="" type="checkbox"/> <b>Suitable</b>   |
| <input checked="" type="checkbox"/> 6-10 years            | <b>Developable Area (ha):</b> 1.68 | <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> |                                    |                                                       |

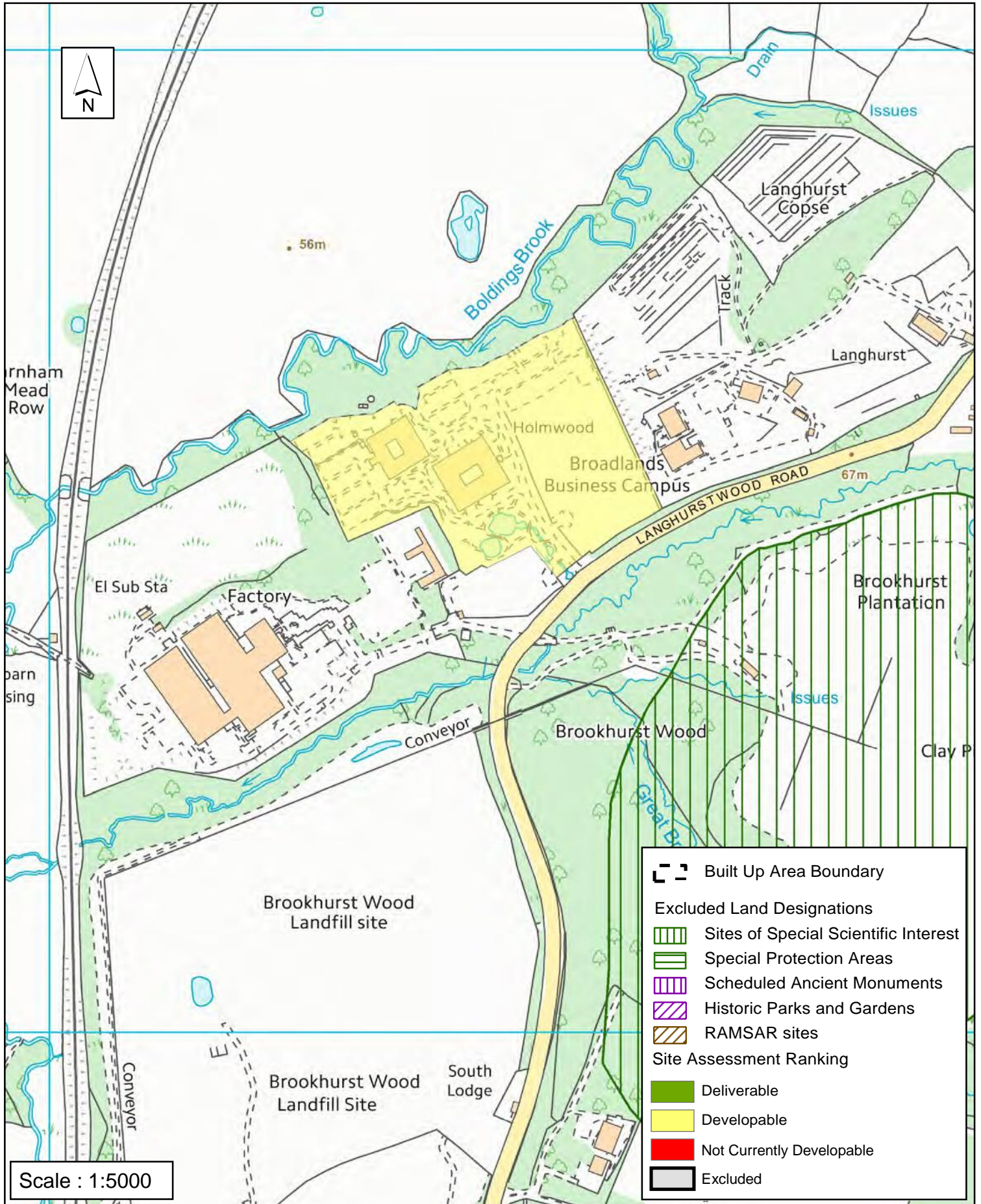
**Proposed Land Use:** Employment**Assessment**

The site is located in the countryside, outside the built-up area boundary (BUAB) of Horsham. Broadlands Business Campus includes 2 large, high quality "prestige" office buildings, 'Ashurst' and 'Holmwood'; and the site is landscaped. Ashurst has 1,105sq. metres of space to let, with 0.8- 2.8 Ha of land for sale which could accommodate additional buildings with car parking space to spare. Land to the north of Horsham has however been allocated for a residential led development in the Horsham District Planning Framework, and the distance of this site from development will reduce in the future, which may help to secure future investment and growth on this site. Given the existing business use on this site it is considered that there is some potential for development and is assessed as developable 6-10 years.

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

# SA - 191: Broadlands Business Campus, North Horsham



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## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property



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**Parish****North Horsham**

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**SHELAA Reference** SA363 **Site Name** Graylands Estate

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**Site Address :** Langhurstwood Road Horsham

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|-----------------------------------------------------------|-----------------------------------|------------------------------------------------------|
| <b>Developable in:</b>                                    | <b>Site Area (ha)</b> 13.2        | <input type="checkbox"/> <b>Listed in EGA 2014</b>   |
| <input type="checkbox"/> <b>1-5 years</b>                 | <b>Greenfield/PDL</b> Both        | <input checked="" type="checkbox"/> <b>Suitable</b>  |
| <input checked="" type="checkbox"/> <b>6-10 years</b>     | <b>Developable Area (ha):</b> 1.2 | <input checked="" type="checkbox"/> <b>Available</b> |
| <input checked="" type="checkbox"/> <b>11+ years</b>      |                                   | <input type="checkbox"/> <b>Achievable</b>           |
| <input type="checkbox"/> <b>Not Currently Developable</b> |                                   |                                                      |

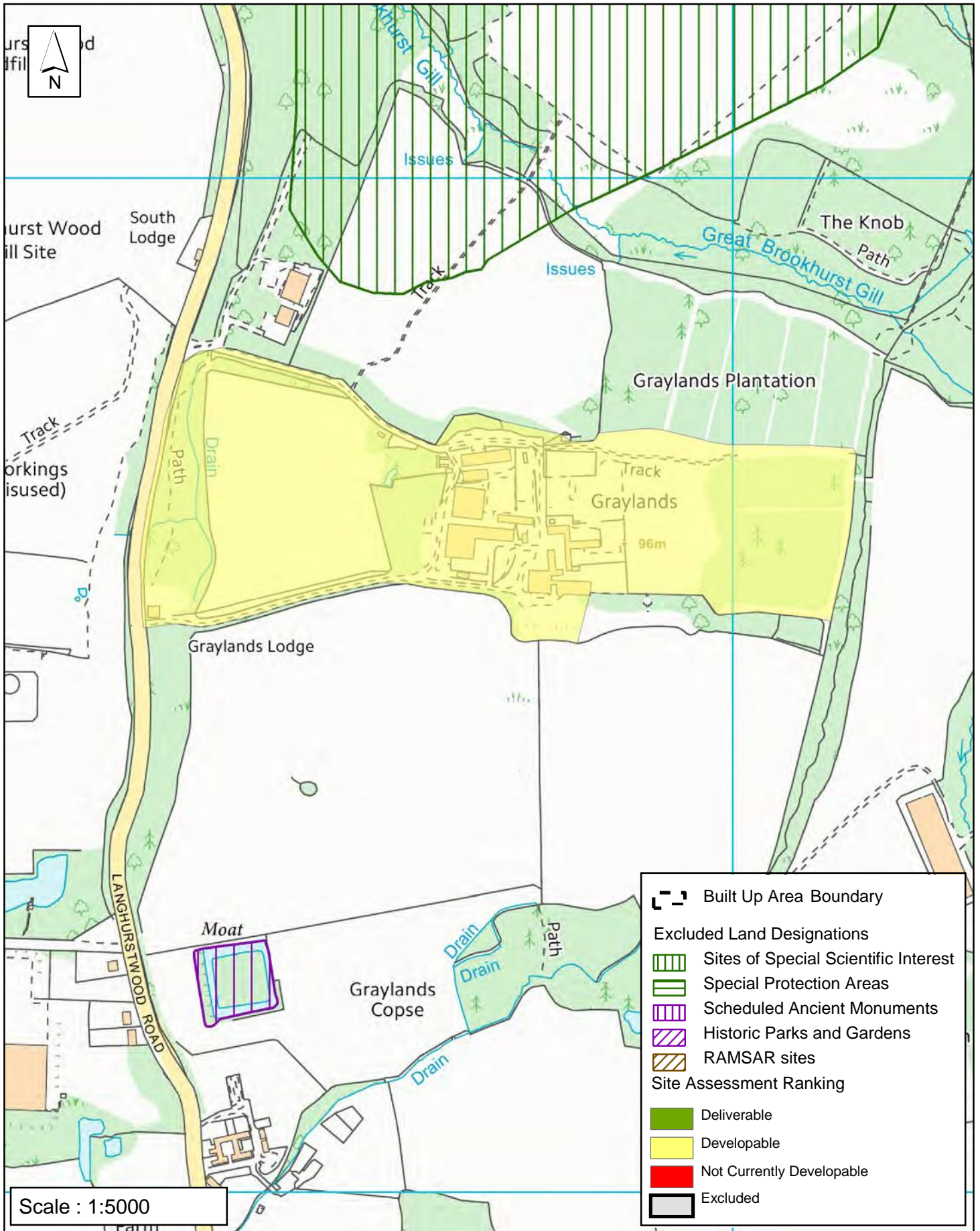
**Proposed Land Use:** Employment**Assessment**

The site is located in the countryside, outside the built-up area boundary (BUAB) of Horsham, situated in an elevated position with views over Horsham and towards the South Downs. The site is located to the north of the Strategic Development known as 'Land North of Horsham' (see SA296) and will be in close proximity to the services and facilities provided by this development once built out. Graylands Estate is currently in commercial and industrial use (i.e. micro enterprise business sector and SMEs) and it includes a dedicated car park and an on-site café. All of the buildings on the site have been recently refurbished. There is potential capacity for the development east and west of the site, which are screened by trees. Given the site's current detachment from the built-up area boundary (BUAB), it is not considered that the site is 'deliverable' within the next 5 year period, but would be potentially suitable for further employment uses as part of the HDPF review, as and when the 'Land North of Horsham' development is progressed. The site is considered as Developable within the 6-10 year period and/or 11+ year period for employment uses.

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

# SA - 363 : Graylands Estate, North Horsham



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Date: 09/03/2015

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## Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

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**Parish****North Horsham**

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**SHELAA Reference** SA390 **Site Name** Novartis Pharmaceuticals Site (North)

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**Site Address :** Novartis Pharmaceuticals Ltd Wimblehurst Road/Parsonage Road, Horsham

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|-----------------------------------------------------------|-----------------------------------|------------------------------------------------------|
| <b>Developable in:</b>                                    | <b>Site Area (ha)</b> 11.6        | <input type="checkbox"/> <b>Listed in EGA 2014</b>   |
| <input type="checkbox"/> 1-5 years                        | <b>Greenfield/PDL</b> PDL         | <input checked="" type="checkbox"/> <b>Suitable</b>  |
| <input checked="" type="checkbox"/> 6-10 years            | <b>Developable Area (ha):</b> 7.5 | <input checked="" type="checkbox"/> <b>Available</b> |
| <input type="checkbox"/> 11+ years                        |                                   | <input type="checkbox"/> <b>Achievable</b>           |
| <input type="checkbox"/> <b>Not Currently Developable</b> |                                   |                                                      |

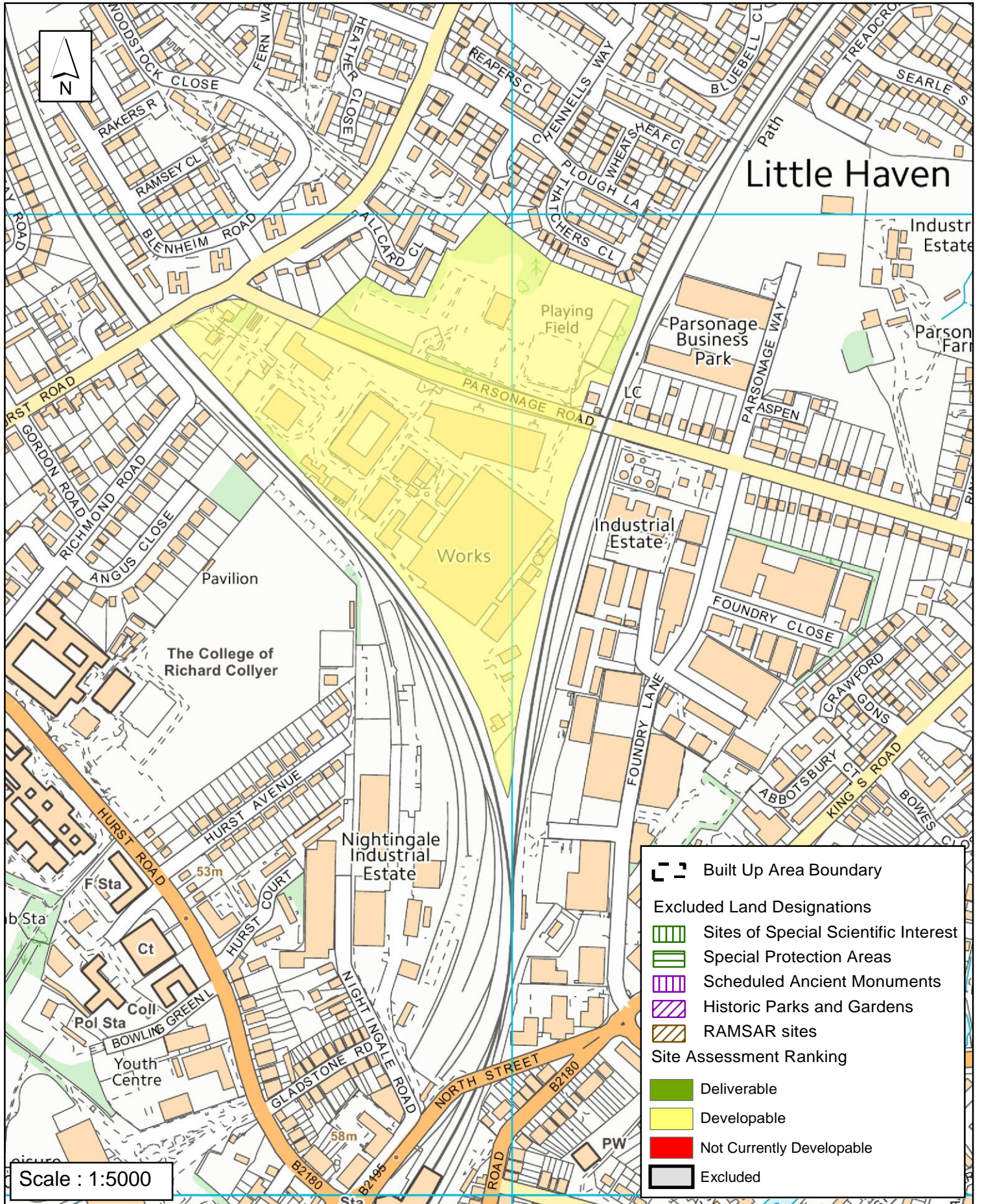
**Proposed Land Use:** Residential or Employment**Assessment**

The site was allocated in the Horsham District Planning Framework Policy 8 as a University Quarter Mixed Use Development. A planning application DC/14/1624 for the part of the site north of Parsonage Road was permitted for 160 houses and development is well under way. The part of the site south of Parsonage Road was purchased for mixed use development by West Sussex County Council. The southern part has been demolished with the exception of the locally listed Art Deco building and is currently vacant awaiting redevelopment. Policy 8 stipulates that re-development of the site shall support and enhance the employment and training opportunities in the district and the wider Gatwick Diamond economic area. The net developable economic land area is 5 ha .The site is considered developable in the 6 - 10 years timeframe.

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**Excluded**  **Reason for Exclusion:** Developed for housing.

# SA -390: Novartis Site, Wimblehurst Road, North Horsham



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## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

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**Parish****North Horsham**

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**SHELAA Reference** SA001 **Site Name** Warnham and Wealden Brickworks

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**Site Address :** Langhurstwood Road, Horsham

- |                                                                      |                                 |                                                               |
|----------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------|
| <b>Developable in:</b>                                               | <b>Site Area (ha)</b> 24.4ha    | <input checked="" type="checkbox"/> <b>Listed in EGA 2014</b> |
| <input type="checkbox"/> 1-5 years                                   | <b>Greenfield/PDL</b> PDL       | <input type="checkbox"/> <b>Suitable</b>                      |
| <input type="checkbox"/> 6-10 years                                  | <b>Developable Area (ha):</b> 0 | <input type="checkbox"/> <b>Available</b>                     |
| <input type="checkbox"/> 11+ years                                   |                                 | <input type="checkbox"/> <b>Achievable</b>                    |
| <input checked="" type="checkbox"/> <b>Not Currently Developable</b> |                                 |                                                               |

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

Warnham and Wealden Brickworks are a fully functioning brickworks and operational landfill site, which is located in the countryside outside the built-up area boundary (BUAB) of Warnham. The site was allocated for development in the Site Specific Allocation of Land (SSAL) DPD in 2007, but as it is an operational brickworks and landfill site, that allocation has not been progressed. There is an application on this site for an incinerator which is being considered by WSCC. There is no room for expansion at the Brickworks and the site access road is continuously busy with HGVs. The site is therefore assessed as not Currently Developable.

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

