

**PLANNING
FOR OUR FUTURE**



**HORSHAM DISTRICT
LOCAL DEVELOPMENT FRAMEWORK**

**HORSHAM DISTRICT
LOCAL DEVELOPMENT FRAMEWORK
TO 2016**

**Horsham District
Urban Housing Potential
2003 - 2016**

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<p style="text-align: center;">HORSHAM DISTRICT URBAN HOUSING POTENTIAL STUDY 2003 – 2016</p>
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1. Introduction

- 1.1 This study forms part of the process for reviewing and updating the adopted Horsham District Local Plan. Its focus is on quantifying the previously developed land (pdl) within the District able to accommodate housing as well as those buildings suitable for conversion and redevelopment. The study will assist the District Council in establishing its ability to reach its pdl target for residential development set out in the Adopted West Sussex Structure Plan at 48% of homes (4010 dwellings - gross) for the period 2001 – 2016.
- 1.2 Planning Policy Guidance Note 3, Housing (PPG3) states that '*... in order to establish how much additional housing can be accommodated within urban areas and therefore how much greenfield land may be needed for development, all local planning authorities should undertake urban housing capacity studies*' (para 24).
- 1.3 This paper presents the findings of the Horsham District study and reviews the Llewelyn-Davies Urban Capacity Study of Horsham District (2001), in order to assess the likelihood of development proceeding on the sites identified. In addition, the survey work has been expanded considerably to look in detail at all of the built-up areas within the District rather than focusing solely on the town centre / fringe and other mixed areas.
- 1.4 The base date of this study is the 30th June 2003; however, it will be reviewed and updated as appropriate throughout the plan period.

2. Background

- 2.1 Horsham is an attractive District covering 205 square miles spanning from the Surrey border in the north to the South Downs in the south. Much of the area is rural in nature and there are two Areas of Outstanding Natural Beauty. Horsham Town is the commercial centre of the District but there are many small and attractive villages which offer a variety of services and facilities.
- 2.2 The nature of the settlements and their origins mean that there are fewer opportunities for previously-developed land (pdl) redevelopment than may be found in some more urban areas. Development on pdl within the District is often through the intensification of uses; there are few areas of derelict and vacant land.

3. Relationship with other policies, policy reviews and guidance

- 3.1 This study has closely followed the guidance within '**Tapping the Potential**' published by the DETR and '**Realising Capacity**' published by the House Builders Federation.
- 3.2 Much of the guidance in the good practice guide '**Assessing Urban Housing Potential**' published by SEERA & GOSE has also been incorporated into this study. Particularly significant is the use of the term 'potential' rather than 'capacity'. We agree with the guidance that;

'to suggest that there is a finite capacity for additional housing in an area that is measurable with complete confidence is misleading and does a disservice to the role of proper planning'. (pg.5)

No matter how comprehensive the survey, sites will continue to come forward for redevelopment from unidentified sources and as a result the finite capacity of a settlement cannot be determined.

- 3.3 As recommended the starting point of the study has been to survey the District. This can take a number of forms but it was decided that a comprehensive survey of the defined built-up areas of the District was the most appropriate and would give the most reliable results. Previous studies of the District have used a combination of both Priority Area and Typical Urban Area studies. Many different sources of capacity have been investigated, all of which will be discussed in detail later in this paper.
- 3.4 There is a history of Urban Capacity Studies within West Sussex. In 1996 West Sussex County Council produced a report titled '**Urban Capacity in West Sussex**'. The study assessed the potential for residential development on unidentified sites of up to one hectare in settlements with a population of over 4,000. The results were used to estimate the allowance that needed to be made for unidentified sites coming forward for residential development in urban areas over the period from 1996 to 2011. This study was then re-examined by Chestertons in light of the emerging revised PPG3. They, in particular, sought to adjust the capacity to take into account policy and market consideration.

- 3.5 Both of these studies were taken as the starting point for the **Llewelyn- Davies Horsham District Urban Capacity Study** published in 2001. This study concentrated on the capacity of particular parts of urban areas on a street by street basis. In particular, it examined the potential for the redevelopment of pdl in the town centre, edge of centres and areas of mixed use. It also included 22 settlements whose capacity had not previously been assessed. The study concluded that there was a potential capacity of between 1,433 and 2,622 dwellings of which 1,997 could come forward before 2006; these results are reviewed in section 5.
- 3.6 We have aimed to follow, as appropriate, the various good practice guides; in particular we have incorporated some market testing of sites and have consulted with relevant bodies. In addition we have considered the anticipated timing of developments and have classified 'large sites' as those of 10 or more dwellings and 'small sites' as 9 or less in line with regional studies being undertaken by the South East England Regional Assembly (SEERA).
- 3.7 This study has also been undertaken in the light of emerging planning policies being considered as part of preparing the Local Development Framework (LDF). Of particular relevance is the review of the **settlement sustainability hierarchy** and resultant **built-up area boundary** amendments.
- 3.8 The aim of the hierarchy is to assist in determining the scale of development suitable in different locations. In line with other sources of guidance 'Assessing Urban Housing Potential' for example states that the selection of settlements for inclusion in the study should be according to their role rather than simply their size. This can be related to access to facilities and services, such as a primary school, general shop, health facilities, community hall and a reasonable level of public transport.
- 3.9 As part of the review of the settlement sustainability hierarchy all settlements in the District were surveyed and as a result the following are felt to be suitable locations for varying levels of residential development.

Amberley	Partridge Green
Ashington	Pulborough
Barns Green	Rudgwick & Bucks Green
Billingshurst	Rusper
Broadbridge Heath	Slinfold
Christs Hospital	Small Dole
Codmore Hill	Southwater
Coldwaltham	Steyning / Bramber / Upper Beeding
Cowfold	Storrington / Sullington
Faygate	Thakeham: The Street & High Bar Lane
Henfield	Warnham
Horsham	Washington
Lower Beeding	West Chiltington Common
Mannings Heath	West Chiltington Village

- 3.10 All these settlements have been assessed and surveyed in detail as part of this Housing Potential Study. Should the hierarchy change following consultation on the 'Preferred Options' stage of the LDF, this study will be updated accordingly. Areas

outside these settlements are classed as 'countryside' and as a result there are strict controls on the level of development that may take place.

4. A Partnership Approach to Assessing Housing Potential

- 4.1 *'In assessing the capacity of their areas, local planning authorities should seek to develop a partnership with other participants in the development process in order to pool knowledge, skill and experience. The search for sites and assessments of their capacity will benefit from the detailed knowledge this can generate. Working in partnership, whether with landowners, housing developers or their representative bodies, can also help reduce disputes about the overall outcome of the capacity process and the assumptions used.'*

(Tapping the Potential, pg 7)

- 4.2 As a result of this guidance Horsham District Council has been working with the House Builders Federation (HBF) and local planning agents on this study. In particular advice was sought on;
- issues related to the methodology of the site assessment process, trend based analysis and site specific issues of deliverability and capacity / design; and,
 - the deliverability of large sites
- 4.3 The methodology was agreed between the parties at an early stage and there have been ongoing discussions particularly on the site specific details. As a result a number were felt to have limited potential for development or, due to constraints resulting in a reduction of the developable area, were reclassified as 'small sites'. These were removed from the site specific aspect of the study.
- 4.4 In order to ensure that this study is as accurate as possible, further wider consultation was undertaken particularly with landowners, interest groups, estate agents and developers and in June 2004 the draft study formed part of the Horsham District Local Development Framework Issues and Options consultation. Through this consultation process we particularly sought further comments on site deliverability and potential timescales. In line with the recommendations in the good practice guide 'Assessing Urban Housing Potential' we also sought information on the housing market in the area, including any variations in housing land values, levels of demand and ownerships issues. We had limited feedback on this aspect of the consultation but it is considered that the housing market is very buoyant in the District with high land values, few variations and no areas of low demand. This is demonstrated in the progression of many of the more complex pdl sites as they are now financially viable e.g. Riverside Concrete, Pulborough and Hills Farm Lane, Horsham, both of which have serious land contamination issues or need stabilisation works.

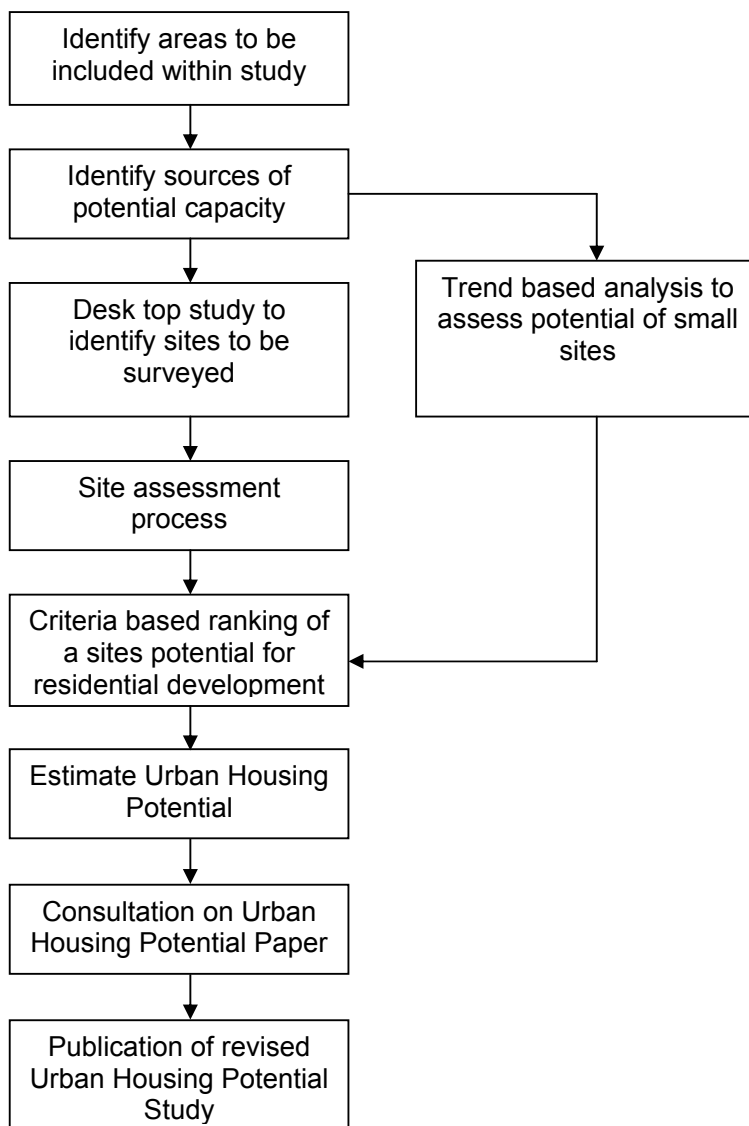
5. Llewelyn-Davies Horsham District Urban Capacity Study – A Review

- 5.1 The Llewelyn-Davies Urban Capacity Study was undertaken in 2001 as a background document to the Horsham District Local Plan Position Statement (2001 – 2006). It suggested that up to 1,997 dwellings could come forward on pdl before 2006.

- 5.2 44 individual sites were identified as being potentially available for redevelopment in addition to the capacity estimated using trend based analysis. Three scenarios were used to estimate their potential capacity. The first was based on the average density of development in the District over the last 10 years (20 dph). The second was based on the densities and standards suggested in PPG3 and the third scenario sought to maximise the potential of sites through a proactive approach setting aside current parking and amenity space standards. The phasing for each site was estimated and information on those sites estimated as being developed between 2001 – 2006 are set out in **Appendix A**. For the purposes of comparison, scenario 2 has been used as the base line.
- 5.3 As is shown in Appendix A, 399 of the identified dwellings have been / or should be permitted shortly. On all sites (except Spirogills, Pulborough) there has been an increase in the numbers estimated under scenario 2. There are a number of sites that were identified by Llewelyn-Davies that have not been developed and that we would no longer consider appropriate (also set out in Appendix A). It was, however, acknowledged at the time, that the study was undertaken with limited consultation, particularly with landowners and developers, and therefore it is unsurprising that some sites cannot be implemented. The aim of this current Urban Housing Potential Study is to alleviate some of these concerns and provide a more robust assessment of potential involving a wider range of people and interests. It should be noted that in addition to the sites identified by Llewelyn-Davies many more large 'windfall' sites have been permitted on pdl. These are identified in the **Horsham District Annual Housing Development Monitoring Reports** published annually from October 2002 and include:
- 52A Brighton Road, Horsham – 23 flats
 - Roman Way Garage, Billingshurst – 22 sheltered apartments
 - 5 & 7 Old Guildford Road, Broadbridge Heath – 15 houses and 6 flats
 - London Road Car Park, Horsham – 41 flats (for the YMCA)
 - 46 Springfield Road, Horsham – 23 flats
 - Comptons Lea, Comptons Lane, Horsham – 44 houses and 12 flats
 - Land rear of properties on Church Road, Partridge Green – 20 houses
- 5.4 In the 9 months to 31st March 2004, 82.3% of completions within Horsham District were on pdl, reflecting the effects of PPG3 and the District Council policy of strictly restricting the level of development on greenfield sites.

6. Study Method

6.1 The Urban Housing Potential Study has followed the following stages.



6.2 Identifying areas to be surveyed

'... local authorities could assume that 'urban' embraces all settlements that can contribute to sustainable patterns of development. Typically these would (or have scope to) contain shops and services, be accessible by public transport and be capable of having a sensible settlement 'envelope' drawn around them'.

(Tapping the Potential pg9)

6.21 As discussed previously these 'built-up' areas have been identified through the review of the settlement sustainability hierarchy.

6.22 It is emphasised that there is a need to undertake as comprehensive an assessment as practicable of all theoretical potential. As suggested in 'Tapping the Potential' the following sources of capacity have been considered:

- Subdivision of existing housing
- Empty Homes
- Conversion of commercial buildings
- Review of existing housing allocations in plans
- Review of other existing allocations in plans
- Previously-developed vacant land and derelict land and buildings (non housing)
- Intensification of existing areas
- Redevelopment of existing housing
- Redevelopment of car parks
- Flats over shops
- Vacant land not previously developed

6.23 In addition we have considered the redevelopment of commercial buildings for residential use where there is information to indicate that there is realistic potential.

6.24 In line with work being undertaken on a regional scale we have defined 'large' sites as those able to accommodate 10 or more homes and 'small' sites as those that accommodate less than 10. An estimate of the pdl potential on small sites has been made through trend based analysis; it includes all the sources of potential identified and covers the whole District. In addition more detailed analysis of some of the elements that make up the overall 'small' site potential has been undertaken and is discussed in detail in Section 7.

6.3 Initial map based site identification

6.31 In the initial stage of the study a map based exercise was undertaken to identify potential development sites within the defined settlements. The majority of sites identified through this exercise were either 'vacant' land (land shown within built up areas on Ordnance Survey maps as a 'white' area without annotation) or sites suitable for intensification of use, e.g. gardens and garage blocks. Other sources of information on potential sites included NLUD, previous Urban Capacity Studies and the general background knowledge of Planning Officers. Sites of Special Scientific Interest, Sites of Nature Conservation Importance, allotments in current use and permanent formal recreation areas were excluded from identification.

6.32 After the initial identification of a site, constraints that may hinder development potential were identified. These included; TPO's, listed buildings, ancient woodland/gardens/monuments and archaeological sites. In addition to this, consideration was given to the effect development may have on footpaths and bridleways and also any implications of nearby waterways, rivers and ponds. Any previous planning history on the site was also researched and where necessary aerial photographs were referred to.

6.4 Site Assessment Criteria

6.41 Following the map based site identification process each site was visited. The following is a brief summary of some of the issues considered as part of the site assessment.

- An assessment of the extent of activity / current usage and any significant features on site
- The identification of constraints and features within the site and the surrounding area, and the extent to which they may hinder development
- Access to the site
- The surrounding character and building densities in the vicinity
- The impact development may have on surrounding properties e.g. access to light and privacy.

6.42 These site assessments led to the discounting of a number of sites from those originally identified as they were judged to have no development potential.

6.5 Establishing Development Potential – The Criteria

6.51 Following the site visits each site was categorised depending on its development potential in the period 2003 - 2016. The following is a brief summary of the issues considered when categorising sites as having realistic development potential.

- A route or method of access presents no obvious constraint to development.
- Existing constraints and features do not seriously inhibit the development of the site.
- The site's development to an appropriate density would have no detrimental impact on existing buildings and the area's character.
- Development, if appropriately landscaped and designed, may enhance the existing buildings and character of the area.
- Development could involve the unison of two landowners, but may involve more if the site's location is of such significant value to justify land assembly.
- Development could involve the relocation of an inappropriately located use.
- The precedent of surrounding development enhances the likelihood of development of the site.

6.52 As stated in 'Tapping the Potential', discounting is inherently judgemental and can be problematic. Throughout this study sites have been discounted, for example following a site visit or after consultation with our partners. Sites where it is felt, following this process, that development was unlikely have not been included in the final figures and are listed in **Appendix B**.

6.6 Assessing the Yield

6.61 Capacities have initially been calculated at a density of 35 dwellings per hectare (dph) on all sites. PPG3 encourages an increase in densities in sustainable locations where this is not to the detriment of the character of the area; for example, in Horsham Town Centre and a number of other central locations 50 dph or higher is usually appropriate. Conversely a lower density may be applied if this is necessary, to respect the character of an area; for example, in West Chiltington Common. In these cases the density has been based on current schemes in the area and knowledge of the character of the surroundings. Those sites calculated to have a potential capacity of less than 10 were discounted to avoid double counting as they form part of the small site trend based analysis.

6.7 Consultation

- 6.71 As discussed in Section 4 this study has been undertaken in consultation with the HBF and local agents. In particular their comments were sought on all large sites identified.
- 6.72 A criticism of many studies is the lack of market testing of sites. 'Realising the Potential' states that it is imperative to ensure that capacity studies acknowledge and explore local housing market variations and reflect them appropriately within their assumptions. The HBF recognises the need to differentiate the approach taken for areas of high and low market value. They state that the market can readily bring many brownfield sites forward in areas where land values are generally high. This is the case in Horsham District where house prices are some of the highest in the Country; however, it was considered that the expertise of local agents in assessing the marketability of sites was still important. As a result not only was the development potential of sites considered but the local knowledge of agents was also used to consider sites in terms of marketability and the profitability of any development.
- 6.73 Following this work, in June 2004 wider consultation was undertaken on the Urban Housing Potential Paper and an attempt was made to contact all relevant landowners and occupiers. The majority of responses related to individual site proposals and resulted in a number of sites being discounted; in addition a number of new sites were also suggested; some were added to the study and others are felt to be too uncertain or not appropriate at this stage. Details of the responses to individual sites, both those included and excluded, are included in the Appendices. This consultation process has resulted in a list of large sites that we are confident will come forward for development in the period to 2016.

7. Study Findings

- 7.1 Information on housing completions within Horsham District is supplied by West Sussex County Council on a yearly and Parish basis. Figures are currently available from 1989/90 to 2002/03. From these figures various estimates looking at past trends since the adoption of the existing Horsham District Local Plan in 1997 have been used to estimate the future levels and sources of housing within the District.
- 7.2 The aim of this study is to assess the District's ability to reach the pdl target of 4010 homes set out in the Structure Plan. This target is for the District as a whole and is not confined to the built-up areas. However it is felt that development should be encouraged in the most sustainable locations; therefore, the survey of large sites only took place in the built-up areas but the trend based small site analysis covers the District as a whole.
- ### **7.3 Subdivision of Existing Housing**
- 7.31 Residential conversions can make a contribution to meeting the growing demand for smaller dwellings and form an element of the overall small site potential.

- 7.32 Since the adoption of the existing Horsham District Local Plan (1997) 58 dwellings have been created through the subdivision of existing housing; this equates to approximately 10 dwellings per year. The subdivision of houses has not historically been the source of a large number of new dwellings and has only contributed to 1.8% of all residential completions in the last 6 years. Conversions have been spread around the District, rather than being concentrated in one area, with the occasional larger conversion taking place boosting the figures. Historically (1989 – 2003) there have been 192 subdivisions in the District equivalent to a rate of 14 per year.
- 7.33 Analysis of completions show there have been 32 dwellings created through sub-division in 2001 -2003, significantly higher than the average over the last 6 years. However, this may be an anomaly and therefore it is felt that an estimate of 10 dwellings per year is appropriate. In line with work being undertaken across West Sussex for the South East Regional Plan and work carried out as part of the adopted West Sussex Structure Plan it is assumed that there will be a 10% increase in the number of dwellings on pdl in the period 2006 – 2016 to account for the effects of PPG3. Within Horsham District it is felt that PPG3 is already having significant effects and may play a part in the recent rise in sub-divisions; however, in line with the other work being undertaken, the predicted 10% increase is only factored in from the period beyond 2006.

Estimated Completions through Sub Division of Housing			
2003 – 2006	2006 – 2011	2011 – 2016	Total 2003 – 2016
30	55	55	140

- 7.34 Due to the small level of sub-divisions and the relatively small proportion of the overall housing supply they make up, a more detailed survey of properties has not been undertaken. There will be detailed monitoring of development on pdl and the figures will be adjusted if necessary, as a result of a significant rise or fall in the numbers as part of the overall plan, monitor and manage approach to housing delivery.
- 7.35 Although the potential number of dwellings created through sub-division of properties is analysed in detail in this section, these figures form part of the overall trend based analysis of the potential on ‘small’ sites discussed later in the report and to avoid double counting are incorporated into the overall numbers at that stage.

7.4 ‘Living Over the Shop’ (LOTS)

- 7.41 The Llewelyn-Davies Study carried out in April 2001 stated that there is limited potential for LOTS within Horsham District. No opportunities were identified and they concluded that the upper floors of retail units were already in active use, either for storage, residential or offices. This does not mean that there is no potential and a development of 7 flats above a former furniture show room on East Street, Horsham is almost complete. In addition applications have now been received for conversion of offices above shops; however, the benefits of residential use in the town centre must always be balanced against the need for areas of employment.

- 7.42 In addition to the survey undertaken by Llewelyn-Davies 5 – 6 empty flats above shops have been identified from an analysis of Council Tax records across the whole District.
- 7.43 It is considered that the low level of potential continues to be the case within the District and **as a result no detailed assessment of LOTS potential has been made within this study**. Horsham District Council has, and will continue to, encourage the bringing back into use of empty properties above shops, but there are very limited opportunities available. LOTS schemes will be monitored and the figures will be adjusted if necessary as a result of a significant rise in numbers.

7.5 Empty Homes

- 7.51 It had previously been estimated that there were around 450 empty properties within the District. Llewelyn Davies used a discount rate of 40% and concluded that 268 empty homes could be included in capacity estimates. Further work has been carried out in this area by Horsham District Council Housing Services, who estimate that there are now approximately 345 long-term empty properties in the District.
- 7.52 An Empty Homes Strategy 2004 – 2009 has been prepared by Housing Services which looks at ways to reduce this number. Some of the initiatives being considered include general publicity and advice, empty property grants, acquisition by agreement and compulsory purchase. The Council will continually monitor the numbers of empty homes but research shows that there are relatively few and they are usually only empty for a period of 1 – 2 years.
- 7.53 **As a result of this work and the limited numbers, no allowance has been made for empty properties in this study**; in addition they can not be counted against the Structure Plan target. However, this does not mean to say that they are not an important source of dwellings and work will continue to encourage occupation of these properties. They will, as stated earlier, be carefully monitored and re-examined accordingly as a result of significant changes in numbers.

7.6 Previously – Developed Land and Buildings (PDL)

- 7.61 Tapping the Potential includes former industrial land, derelict buildings and vacant plots within this category of site. Although nationally pdl forms a significant source of housing potential, this is not traditionally the case in Horsham District and there are limited amounts of the ‘traditional’ previously developed land available.
- 7.62 A list, description and location map of the large sites identified with potential through the survey work is included in this report (**Appendix C**); small site potential is accounted for in the overall small site trend analysis.

7.7 Intensification

- 7.71 Intensification is defined as making more effective use of land e.g. garage court redevelopment and development within gardens. ‘Tapping the Potential’ says that the potential from intensification becomes more important relatively in areas where capacity from other sources is limited. This is the case in Horsham District where other sources of capacity are limited.

7.72 In 'Realising Capacity' (pg 18) it is stated that there is the potential for this source to be overestimated unless a realistic approach is taken. A number of tests are suggested and include assessing whether:

Test	HDC Response
<ul style="list-style-type: none"> • the best and easiest sites to develop have already been taken by the market; • there is a policy commitment to intensification in sensitive locations; • sufficient pressures exist to release gardens for development; • the potential for the ransoming of sites has been assessed; • potential has been identified in areas where the market is poor and if so, whether the cost of overcoming constraints, including access and ownership, has been fully appraised • the local plan policy framework supports infill; suburban intensification; backland 	<ul style="list-style-type: none"> • A systematic survey of the built-up areas has been carried out; as a result of this and current evidence from planning applications being received it is felt that there are many more opportunities for intensification available. • HDC supports the intensification of residential development in accordance with PPG3 although it is considered important to respect the character of the surrounding area. This does not necessarily result in a lower density development as it is considered that the careful design of dwellings and associated urban features can lead to successful higher density developments in areas not traditionally associated with this form. • Horsham District is an area of very high house prices and residential land values. There has been an increase in development in particular on gardens within the last few years and the encouragement of such development in favour of greenfield development will continue. However, the character and nature of the settlement and site will continue to be important in assessing the suitability of such developments. • This has not been assessed as the information is not easily available. These issues when they arise are dealt with on a site by site basis. • It is not felt that there are many areas within Horsham District where the market is poor. However, this Study has been undertaken in consultation with the HBF and planning agents who have provided input on the constraints, including the market, on sites. • The Local Plan is currently under review and it is the intention of the Local Planning Authority to continue to support these developments if they are of high quality design and do not unduly impact on the character of the surrounding area.

<p>development and the inclusion of garage courts / large gardens for redevelopment; and</p> <ul style="list-style-type: none"> • the opportunity is viable. 	<ul style="list-style-type: none"> • As discussed a comprehensive approach has been taken to the assessment of the urban housing potential of Horsham District which has included consultation with the HBF and local agents.
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7.73 A list, description and location map of the large sites identified with potential through the survey work is included in this report (**Appendix C**); small sites that may come forward are accounted for in the overall small site trend analysis.

7.8 Redevelopment of existing areas of housing

7.81 An estimation of this source of potential is very difficult to separate from intensification discussed above. It is difficult to predict when a single property may be developed on a garden and when that property may be demolished and the whole site redeveloped. Although Tapping the Potential makes reference to the redevelopment of poor quality housing giving rise to the potential for higher density housing, this is not felt to be typical of Horsham.

7.82 A list, description and location map of the large sites identified with potential through the survey work is included in this report (**Appendix C**); small sites that may come forward are accounted for in the overall small site trend analysis.

7.9 Redevelopment of Car Parks

7.91 This source of potential has been identified through the comprehensive survey. Very limited potential has been found within the District. Again this does not mean that there is no potential and car parks at Piries Place; the Forum, Black Horse Way; and London Road in Horsham have already been incorporated into mixed schemes including flats.

7.10 Conversion of Non-Residential Buildings to Residential Use

7.101 This is an important source of capacity in Horsham District. Although older buildings have traditionally been considered most suitable for conversion there are examples of more modern conversions now taking place. Again the built-up areas of the District have been surveyed but it is difficult accurately to estimate those buildings that may come forward for change of use / conversion. As a result dwelling completion statistics supplied by West Sussex County Council for the District have been examined. These show that since 1997/8, 291 dwellings were completed through the conversion of non-residential buildings (including agricultural buildings); approximately 49 dwellings per annum. The figures show there has been a gradual increase in the numbers during this period.

7.102 Agricultural buildings are classified as greenfield sites; therefore, further work has been undertaken based on the monitoring of planning permissions to estimate the

number of non-agricultural buildings being converted. In the last 3 years on average 47% of conversions are of non-agricultural buildings. This equates to approximately 23 dwellings per year since 1997/8.

- 7.103 Analysis of completions show there have been approximately 56 non-agricultural conversions completed in 2001 -2003. This is slightly higher than the average for the last 6 years, potentially indicating the effects of PPG3. Therefore, although the estimates are based on the lower average of 23 dwellings p.a. detailed monitoring will be undertaken and the figures adjusted if necessary as a result of a continuing rise in the numbers.
- 7.104 As discussed previously the estimates for the period 2006 – 2016 assume an increase of 10% in the completion of dwellings on pdl.

Estimated Completions through Conversion of Non-Agricultural Buildings			
2003 – 2006	2006 – 2011	2011 – 2016	Total 2003 – 2016
69	125	125	319

- 7.105 Although there may be a gradual tailing off in conversions as the numbers of 'traditional' buildings suitable for such developments reduce, there may also be an increase in the numbers of more modern buildings considered suitable.
- 7.106 In addition to this total there are sites that are currently under **commercial use** but may have potential for redevelopment rather than conversion. These have been surveyed and where there is an appropriate 'large' site with realistic potential, they have been listed in **Appendix C**. Small sites that may come forward are accounted for in the overall small site trend analysis.

7.11 Existing Housing and Employment Allocations

- 7.111 Allocations in the 1997 Horsham District Local Plan and 2001 Horsham District Position Statement have been reviewed through the survey work; however, the majority of outstanding sites are greenfield and have been held back as a consequence of advice in PPG3 and do not form part of this study. Any pdl allocations that have not been implemented and are still considered suitable already form part of the housing land supply commitment; this includes the site at Christs Hospital Goods Yard and Hills Farm Lane / Alder Copse, Horsham; therefore, to avoid double-counting these sites are not included in this study.

7.12 Vacant Land not Previously-Developed

- 7.121 As with other aspects of the study, these sites were surveyed having been identified from the map based exercise, large sites are listed in **Appendix C**; small sites that may come forward are accounted for in the overall small site trend analysis.
- 7.122 Areas of public open space and formal recreation were excluded from the survey.

7.13. Overall Small Site Analysis

- 7.131 As discussed all sources of potential have been examined and form an important part of the overall potential for dwellings on pdl in the District. However for the purposes of calculating potential on small sites (those of 9 or less dwellings) these have been combined and a trend based analysis undertaken of all small sites as a whole.
- 7.132 West Sussex County Council figures show that 515 dwellings were completed on small pdl sites in the period 1997 – 2003. This equates to an average of 86 dwellings per annum; however, this varies significantly each year and no particular trend is discernable.
- 7.133 Analysis of completions shows there has been 183 completions on small sites 2001 -2003. This is slightly higher than the average for the last 6 years, again potentially indicating the effects of PPG3. Therefore, although the estimates are based on the lower average of 86 dwellings per annum. detailed monitoring will be undertaken and the figures adjusted if necessary as a result of a significant rise or fall in the numbers.
- 7.134 It is therefore estimated that 258 dwellings will be completed on pdl small sites in the period 2003 – 2006. Again it is assumed that there will be a 10% increase in the level of development on pdl in the period 2006 – 2016 which equates to an average annual rate of 95 dwellings per annum or 475 homes in each 5 year period. These figures include dwellings provided through the subdivision and conversion of properties and buildings which, as discussed earlier will not be counted separately to avoid double counting.

Estimated Completions on all Small Sites			
2003 – 2006	2006 – 2011	2011 – 2016	Total 2003 – 2016
258	475	475	1208

- 7.135 It should be noted that these figures are ‘net’ rather than ‘gross’, i.e. they take account of any loss of dwellings, for example through demolition.

7.14 Large Sites Identified through Survey Work and Consultation

- 7.141 As discussed **Appendix C** contains more detailed information on the large sites identified though the survey work and subsequent consultation exercises.
- 7.142 The table below summarises these results and sets out the phase of the plan period in which it is anticipated that the sites may be developed. This should not preclude sites being brought forward for development earlier than anticipated and the status of sites will, as with all elements of the study, be continually monitored.
- 7.143 It should be noted that these figures are ‘gross’.

Previously Developed Land – Large Identified Sites

Site Name	Anticipated Completion		
	2003 - 2006	2006 – 2011	2011 – 2016
Applegarth & Oak Tree Cottage, Ashington		19	
Itchingfield Primary School, Barns Green		45	
Charles Wadey Builder's Yard, Stane Street, Billingshurst		18	
Parbrook Bungalow, Billingshurst	24		
Vauxhall Stevens, Broadbridge Heath			45
Vinalls Business Centre and adj. workshops, Henfield			13
1 & 2 Works Cottages, Hills Farm Lane, Horsham	10		
137 Crawley Rd, Horsham		24	
183 – 187 Comptons Lane, Horsham	21		
19 – 27 Forest Road, Horsham	19		
64 – 68 Hurst Road, Horsham		22	
9 – 13 Crawley Road, Horsham		15	
Brookfield, Blackbridge Lane, Horsham		23	
Bryce Lodge, New Street, Horsham		15	
Cats Protection League, Horsham	21		
Council Depot, Denne Road, Horsham		38	
Grandford House, 16 Carfax, Horsham	20		
Horsham Football Club, Horsham		50	
Kentwyns, Horsham	18		
Laundry Site, Arun Way, Horsham		14	
Lifestyle Ford, Horsham			107
Parsonage Farm, Horsham			160
Piggott Court, Kennedy Road, Horsham		45	
Roffey Sports and Social Club, Horsham		60	
St Leonards School, Horsham		15	
Star Reservoir, Comptons Brow Lane, Horsham			32
TA Centre, Horsham	20		
Tanfield Cottages, Horsham	31		
Texaco Garage, Crawley Road, Horsham		41	
Tyre Repair Shop, Brighton Road, Horsham		12	
WRVS, Hurst Road, Horsham	14		
Riverside Concrete, Stane Street, Pulborough		150	
Southwater Village Centre, Southwater		78	
Swallowfield, College Hill, Steyning	20		
Birklands, Kithurst Lane, Storrington		15	
Foxmead, Meadowside, Storrington		30	
Mogren House, Amberley Road, Storrington	14		
Bellamys Garage, London Road, Washington		11	
Total	232	740	357

Large Sites Grand Total – 1325 Dwellings

8. Summary of Results

- 8.1 The following draws together the findings of the survey work and trend based analysis to provide an assessment of Horsham District's ability to reach the target of 4010 dwellings completed on PDL by 2016 (as set out in the Structure Plan)

Potential supply of pdl against Structure Plan targets 2001 - 2016

2001 – 2016 Structure Plan PDL Target	4,010
PDL sites added to housing land supply 2001 – 2003	1,220
Identified large site potential 2003 – 2016	1,329
Small site potential 2003 – 2016	1,208
Potential supply on PDL	3,757

Potential shortfall **253**

- 8.2 The results show that there is a potential shortfall against the 'target' of 253 dwellings on pdl in the period to 2016. However, it should be noted that due to the availability of data the small sites total is a 'net' figure, which is being compared against the 'gross' target in the Structure Plan. As a result it is considered that the potential shortfall will be marginally less than indicated.
- 8.3 The following table shows the anticipated phasing of completions on pdl in the period 2003 – 2016.

Anticipated phasing of PDL development

Source	2003 – 2006	2006 – 2011	2011 – 2016
Large Sites	232	740	357
Small Sites	258	475	475
Total	490	1215	832

9. Monitoring and Review of the Housing Capacity Study

- 9.1 The monitoring and review of this study as and when appropriate will be important in keeping an up to date picture of development within the District and in helping to assess the District's continuing ability to reach the pdl development target as set out in the Structure Plan.
- 9.2 The Structure Plan states that the targets for pdl development are challenging but realistic and could be exceeded. As a result the monitoring of the levels of development on pdl will form an important part of the 'plan, monitor and manage' release of housing sites over the forthcoming plan period. The results will be included in the Local Development Framework Annual Monitoring Report.

10. Glossary

dph	Dwellings per hectare
GOSE	Government Office for the South East
Large sites	Sites with a potential capacity of 10 or more dwellings
LDF	Local Development Framework
PDL	Previously developed land – as defined in PPG3
PPG3	Planning Policy Guidance Note 3 (Housing)
SEERA	South East England Regional Assembly
Small sites	Sites with a potential capacity of less than 10 dwellings
Structure Plan	Adopted West Sussex Structure Plan 2001 – 2016

11. Bibliography

- DETR, 2000, *Tapping the Potential – Assessing urban housing capacity: towards better practice*
- House Builders Federation, 2001, *Realising Capacity – Urban Potential Good Practice Guidance*
- Llewelyn-Davies, 2001, *Horsham District Urban Capacity Study*
- SEERA / GOSE, 2004, *Assessing Urban Housing Potential*

Appendix A - Update on sites identified in the Lewelyn-Davies Urban Capacity Study 2001 - 2006

Site Reference	Site Address	Land Use	Assumptions used and constraints identified in estimating potential	Estimated Capacity	Status October 2004	Total No. Permitted
BG/1	Adjacent to 70 Finnians Field, Barns Green	Car Park	The development potential of the site is restricted by the surrounding two storey development.	4	Privately owned site that is unlikely to be developed.	
BG/2	Adjacent to 42a Finnians Field, Barns Green	Car Park	The site is constrained by it's backland nature. This produces problems of overlooking and the need to retain privacy distances. The scenarios envisage retaining the development line already established.	3	Privately owned site that is unlikely to be developed.	
BH/3	Brookers Road, Billingshurst	Employment Land	This large site is constrained by the railway line to the south and the surrounding industrial estate.	48	40 units completed as part of Phase 1. 24 units completed as part of phase 2	64
BH/4	Natts Lane, Billingshurst	Other PDL	It is considered possible to create a high quality residential environment on an irregularly shaped site which also enhances the quality of the surrounding area. The layout provided access to future development.	24	Site partly owned by British Gas and has been cleared. Limited prospect of development due to contamination and ownership issues.	
BH/5	Builders Yard, Parbrook, Billingshurst	Employment Land	The site is surrounded by residential development which may be a significant constraint on the form and layout that can be achieved on the site, in terms of overlooking and access provision.	18	Although the site is actively used for employment purposes the surrounding area is being developed for housing. The site therefore may become available in the medium term and has been reassessed as part of this Urban Housing Potential study.	
BH/6	Parbrook Bungalow, Parbrook, Billingshurst	Other PDL	Options are limited to developing along the frontage of Stane Street, with increased density being achieved through reducing the mix of dwellings.	15	Development of 24 homes permitted on larger site incorporating surrounding derelict land. Construction has started.	24

Site Reference	Site Address	Land Use	Assumptions used and constraints identified in estimating potential	Estimated Capacity	Status October 2004	Total No. Permitted
COW/1	Mercers Mead, Cowfold	Garage Block	The need to retain an access strip to the adjacent flats results in a narrow site. Density can only be increased by altering the mix of dwellings towards smaller units.	2	Privately owned site that is unlikely to be developed. Site could be constrained by lease arrangements on garages and there is large public opposition.	
COW/2	Residential Garages, Holm Oaks, Cowfold	Garage Block	This backland site is affected by overlooking. As a result the only option is to build a single line of development with rear gardens backing onto the properties on Oakfield Road.	4	Privately owned site that is unlikely to be developed. Site could be constrained by lease arrangements on garages and there is large public opposition.	
H/8	Elm Grove, Horsham	Employment Land	The site is constrained by the narrow width and the surrounding development of two storey houses.	10	Building currently only one third occupied and therefore may become available for redevelopment. Site was included in Urban Housing Potential Consultation Paper but no response received from owners / occupiers so site removed from final study due to uncertainty. If application received site will be considered as a windfall.	
H/9	52-56 East Street, Horsham	Other PDL	The purpose of the scheme was to show how small, north facing awkward plots can be developed to provide a high quality solution which is sensitive to its surroundings. Restricted by size of site and access onto East Street.	13	Application for 21 flats (outline) permitted June 2003. Approval of Reserved Matters application was permitted in August 2004. Development is anticipated to commence shortly	21
H/10	Garage, Bishopric, Horsham	Other PDL	This large site is constrained by the river to the south and the uncertainty over access to the site.	120	Although the site is privately owned there is a good prospect of it being available should relocation of the business be possible. Site has been reassessed as part of Urban Housing Potential Consultation Paper and following feedback from owners is included in this final study.	

Site Reference	Site Address	Land Use	Assumptions used and constraints identified in estimating potential	Estimated Capacity	Status October 2004	Total No. Permitted
H/11	Warehouse, Pondtail Close, Horsham	Employment Land	The schemes sought to develop a medium sized site and enhance the quality of the surrounding area.	39	Planning permission granted for 60 units June 2002 and development is almost complete.	60
H/13	19 - 21 Kings Road, Horsham	Employment Land	The scenarios propose a block of flats along the Kings Road frontage with houses to the rear.	17	Development started on site December 2004	21
H/14	King and Barns, Albion Way, Horsham	Employment Land	The site is constrained by its proximity to adjacent residential properties and the likely mix of offices and housing that will be developed.	50	Planning permission granted for mixed use scheme including 92 dwellings May 2002, will be completed shortly	92
PG/1	Littleworth Lane, Partridge Green	Employment Land	Although the site is narrow it is still possible to fit at least three houses along the Littleworth lane frontage.	3	Small privately owned site in residential area.	
PG/2	Garages, off Oakwood, Partridge Green	Other PDL	The site is seriously constrained by the surrounding development and overlooking issues. Therefore it only possible to fit either one or two dwellings on the site.	1	Privately owned site that could be developed in the medium term.	
PG/4	Meyers Wood, Partridge Green	Undeveloped Landscape Area	Given the nature of the surrounding two storey residential development and the size of the site itself, it will only be possible to fit either one or two houses on the site.	1	Privately owned site that could be developed. Outline permission existed on site for residential development but has lapsed.	
P/2	Five Bells, London Road, Pulborough	Other PDL	The densities indicated through the design exercise on adjacent Spirogills were applied to the Five Bells site.	13	Application for 13 units and conversion of pub to 4 units permitted April 2003 and development is almost complete.	17

Site Reference	Site Address	Land Use	Assumptions used and constraints identified in estimating potential	Estimated Capacity	Status October 2004	Total No. Permitted
P/3	Spirogills, London Road, Pulborough	Employment Land	This large site is constrained by having a restricted access point and a railway as a major boundary.	105	Outline application permitted in October 2004 for mixed use scheme including retail, a primary care centre and 57 homes. An allowance has already been made for this site in the housing commitments in the period 2001 – 2003 therefore this site does not form part of this study to avoid double counting.	(57)
ST/2	Gatewick Terrace, Steyning	Undeveloped Landscape Area	The corner plot is relatively unconstrained and can be developed by replicating the form of development to the west. Depending on the size of dwellings the density can be increased.	3	Privately owned site, used as informal recreation that could be developed in the medium term. Is located within Conservation area.	
ST/3	Garage, Tanyard Lane, Steyning	Other PDL	The infill site is relatively unconstrained. Depending on the size of dwellings the density can be increased.	3	Application for 5 homes permitted February 2004	5
P/1	The Swan, Station Road, Pulborough	Other PDL	The site is in a central location. The southern part of the site is liable to flooding. A mixture of flats and houses was proposed	10 (Originally estimated 2006 +)	Development of 11 houses and 7 flats permitted. Construction complete.	18
H/4	TA Centre, Denne Way, Horsham	Other PDL	The site consists of a drill hall, parade ground and a number of ancillary storage and workshop buildings. The site has been sold by the MoD to HDC, subject to certain conditions.	12 (Originally estimated 2006 +)	Development of 20 affordable homes permitted on part of site October 2003	20
			TOTALS	518	Total Permitted	342
					Total with outline permission or pending decision	57
					Total	399

Appendix B – Large Sites Assessed but Excluded from Further Investigation

These sites have been excluded from further investigation in consultation with the HBF, Planning Agents and the public consultation exercise on the study in June 2004. This, however, should not be seen to be precluding them from development should an appropriate scheme be suggested. Where it is suggested that a higher density scheme may not be appropriate, should a scheme be proposed, it must still ensure that the best use of land is made. This will be rigorously examined.

Site Address	Site Description	Reason for exclusion / Consultation Responses
Church Farm, Ashington	Farm and associated buildings	This site is currently outside the built-up area boundary and it is not anticipated that the boundary will be amended to include the sites. As a result it will be treated as being in the 'countryside' and development will not be encouraged.
CBA Metals, Daux Road, Billingshurst	Industrial Units	This site was subject to an application for 41 dwellings (DC/04/1697), it has subsequently been withdrawn.
Eagle Estate, Billingshurst	Industrial Estate	The site is in employment use and subject to an appeal. Residential development is not supported by this Council.
Land adj Little East Street, Billingshurst	PDL and buildings (7 dwellings proposed)	Application submitted no decision yet. Respondents feel site is complex, unsuitable for scale of development and liable to flooding. The site lies within the Conservation Area and must be protected. Due to the change in large site thresholds to 10 dwellings, the site is a 'small' site and will not be specifically identified in this study; however, there is no objection in principle to development.
The Manor House, Billingshurst	Large property with large gardens (6 – 9 dwellings proposed)	Respondents feel site may accommodate up to 9 dwellings, but some objectors were concerned over impact on listed building. There was a wish to see developers contributions to the recreation ground. Due to the change in large site thresholds to 10 dwellings, the site is a 'small' site and will not be specifically identified in this study; however, if scheme is sensitive to the location there is no objection in principle to development.
Natts Lane Gas Works, Billingshurst	Gas works	This site has been identified a number of times but there are serious contamination and ownership issues and as yet there are no firm plans to remedy the situation. We would encourage redevelopment of this site but due to the current uncertainty it is not appropriate to include it in the final study.
Land adj to Shelley Arms Pub, Broadbridge Heath	Vacant land (10 dwellings proposed)	Respondents feel site is a valuable access point to a larger site to the north. It is unlikely that the owner would wish to develop this site in isolation.

Site Address	Site Description	Reason for exclusion / Consultation Responses
South Leas, Cowfold	Detached property and garden (7 dwellings proposed)	Respondents feel the site is not well placed and it was believed by some that the landowner is not willing to develop. However, there was also support and evidence received that the owner is willing to develop the site by 2006. Due to the change in large site thresholds to 10 dwellings, the site is a 'small' site and will not be specifically identified in this study; however, there is no objection in principle to development and an application has now been submitted for 7 homes.
Depot, Station Road, Henfield	Commercial premises (8 dwellings proposed)	Respondents feel that the site should be retained for employment; there was also support for a mixed use scheme. It was also felt that the site was not available for development; there were potential contamination issues and there were no responses from the landowners. Due to the change in large site thresholds to 10 dwellings, the site is a 'small' site and will not be specifically identified in this study.
Brighton Road, Horsham	Previously developed vacant land (15 dwellings proposed)	Respondents feel that the site is an eyesore. There was support for both housing and employment uses, but potential contamination needs to be investigated. Application DC/04/1820 has been submitted for garage workshops and show room, it is therefore felt that residential development is unlikely.
Unigate Dairies, Brighton Road, Horsham	Commercial premises (9 dwellings proposed)	Respondents feel that the site is in active use and would require relocation of the business. Due to the change in large site thresholds to 10 dwellings, the site is a 'small' site and will not be specifically identified in this study.
Elm Grove Works, Horsham		Respondents feel that the site is in active use and there is no prospect of it coming forward, there may be localised flooding issues that would need investigation. Due to the change in large site thresholds to 10 dwellings, the site is a 'small' site and will not be specifically identified in this study.
Fivensgreen House, North Heath Lane, Horsham	Large gardens (12 dwellings proposed)	Respondents feel that the site is unlikely to come forward, the landowner is unwilling and there are difficulties over access. Due to the uncertainty regarding this site it will not be specifically identified in this study.
Lansdowne, 38 Richmond Road, Horsham	Large garden (9 dwellings proposed)	There has been no indication that the landowner wishes to develop the site, therefore there is no certainty that it will become available. Due to the change in large site thresholds to 10 dwellings, the site is a 'small' site and will not be specifically identified in this study; however, there is no objection in principle to development.
Railway Goods Yard, Horsham	Commercial and industrial land.	Site was suggested by Network Rail subject to further highways and access work. At this point we have not received confirmation that the site is accessible therefore it is felt that there is not enough certainty to enable this site to be identified. We will continue to monitor the situation and should the constraints be overcome we will consider it further.

Site Address	Site Description	Reason for exclusion / Consultation Responses
Land at Old Mill Place, Pulborough	Detached properties with large gardens.	Development at a density of 30 – 50 dph could be detrimental to character of area. Existing properties are attractive and small scale infill may be appropriate but site would no longer be considered 'large' and detailed consideration of design would be required.
Land R/O Church House, Pulborough	Large gardens to rear of properties in conservation area (<6 dwellings proposed)	Respondents feel site is sensitive and that the conservation area must be protected. There is concern over the impact on the area, surrounding amenity and loss of habitats. There was also a number of supporters and comments that access should be via the Five Bells development, not the A29. Due to the change in large site thresholds to 10 dwellings, the site is a 'small' site and will not be specifically identified in this study; however, if scheme is sensitive to the location there is no objection in principle to development.
Welwyn, Hayes Lane, Slinfold	Large garden (14 dwellings proposed)	Respondents had concerns over many issues including the increase in traffic, impact on amenity, potential flooding problems, inadequate access, the ecological conservation value of the site, impact on rural character and the ability of the village infrastructure and services to sustain further development. There was significant local opposition and the landowners stated that they were unwilling to develop the site; therefore it will no longer be identified in this study.
Garage Court, Ravenscroft, Storrington	Garage block (8 dwellings permitted)	Development permitted Aug 2003. Due to the change in large site thresholds to 10 dwellings, the site is a 'small' site and will not be specifically identified in this study.
Land rear of Little Orchard and The Downs, New Town Road, Storrington	Detached properties with large gardens adjacent to new development.	If existing properties were to be retained, development at a density of 30 – 50 dph could be detrimental to character of area. Small scale infill may be appropriate but site would no longer be considered 'large' and detailed consideration of design would be required.
Land rear of Holly Bank, High Timbers and Beverley, Sullington	Detached properties with large gardens. The site is partly wooded.	There are large numbers of trees on the site, many of which are good quality and will constrain development. A recent application to the rear of one of the properties has been refused.
Land to rear of Woodland House and Knapweld, Old Thakeham Road, Sullington	Detached properties with large gardens.	Development at a density of 30 – 50 dph could be detrimental to character of area. Small scale infill may be appropriate but site would no longer be considered 'large' and detailed consideration of design would be required.

Site Address	Site Description	Reason for exclusion / Consultation Responses
Southweald, Woodpecker Lane, Sullington	Large house and garden in area of low density development.	Development at a density of 30 – 50 dph could be detrimental to character of area. Small scale infill may be appropriate but site would no longer be considered 'large' and detailed consideration of design would be required. Current market value of the site may make development unviable.
Land to rear of Cobden and Rothbury, Washington Road, Sullington	Detached properties with large gardens.	Development at a density of 30 – 50 dph could be detrimental to character of area. Small scale infill may be appropriate but access may not be achievable and site could no longer be considered 'large'. Outline permission has been granted for 1 dwelling at Cobden (SG/14/01).
Land to rear of Ketrey and The Rowans, Woodpecker Lane, Sullington	Detached properties with large gardens.	Development at a density of 30 – 50 dph could be detrimental to character of area. Small scale infill may be appropriate but site would no longer be considered 'large' and detailed consideration of design would be required.
Highwinds, Washington Road, Sullington	Large house and garden.	Development at a density of 30 – 50 dph could be detrimental to character of area. Small scale infill may be appropriate but site would no longer be considered 'large' and detailed consideration of design would be required. Ownership and access problems may make development unachievable.
Farm Brick, School Hill, Warnham	Large house and garden.	Site is within Conservation Area, development at a density of 30 – 50 dph could be detrimental to character of area. Small scale infill may be appropriate but site would no longer be considered 'large' and detailed consideration of design would be required.
Land rear of properties in Tilletts Lane, Warnham	Gardens to rear of properties.	Site is within Conservation Area, would require the consensus of 4 – 5 land owners therefore development may be unlikely.
Byfleets, Byfleets Lane, Warnham	Large house and garden plus rear gardens of some houses on Tuggles Plat.	Byfleets is a listed building, development may be detrimental to property and requires the consensus of up to 3 – 4 land owners therefore development may be unlikely.
Land rear of properties on south side of Friday Street, Warnham	Rear gardens of properties.	Part of site is within Conservation Area, access is difficult and there are a number of blind spots on Friday Street. The site slopes and development would require consensus of up to 6 landowners therefore development may be unlikely.

Site Address	Site Description	Reason for exclusion / Consultation Responses
Land rear of Chilton & Bracklyn, West Chiltington	Large gardens to rear of properties	Respondents feel that there is no indication that the site will become available within the plan period, there may be flooding issues and that the sewers in the area are inadequate. There was no indication that the landowner is willing to develop the site and due to the change in large site thresholds to 10 dwellings, the site is a 'small' site and will not be specifically identified in this study.