

**PLANNING  
FOR OUR FUTURE**



**HORSHAM DISTRICT  
LOCAL DEVELOPMENT FRAMEWORK  
TO 2018**

**Site Specific Allocations of Land  
Development Plan Document**

**November 2007**

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## Site Specific Allocations of Land (2007)

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## CHAPTER 1: INTRODUCTION

### The Local Development Framework

- 1.1 This document sets out a number of sites that are allocated for development. It is one of the documents that make up the Local Development Framework for Horsham District, which governs the long-term spatial planning of our area.
- 1.2 Under the Government's revised planning system, instead of producing a single document called a local plan, the Council is required to prepare a number of local development documents. These documents set out different aspects of the Council's policies for meeting the community's economic, environmental and social needs for the future of the District where this has an impact on the use of land. The Local Development Framework is a 'folder' of these documents.
- 1.3 The Core Strategy is the overarching document in the Local Development Framework. It sets out a long-term vision of spatial objectives for the District and includes strategic policies that are needed to deliver the vision. It also indicates broad locations for delivering the housing and other strategic development requirements in accordance with the overall philosophy. The Core Strategy is normally the first development plan document to be produced and, in the case of this District, the Core Strategy was adopted in February 2007. It provides the basis for this Site Specific Allocation of Land document, which is intended to provide as much clarity on the proposed way forward as possible.
- 1.4 In due course the Council will prepare other development plan documents that are intended to be part of the statutory development plan, and supplementary planning documents which expand policies set out in a development plan document or provide additional detail. The Local Development Framework also includes the Council's Statement of Community Involvement; the Local Development Scheme (the public statement of the Council's programme or timetable, for the production of local development documents), and an annual Monitoring Report (which assesses the implementation of the Local Development Scheme and the extent to which policies in the development plan documents are being achieved - see Chapter 4).



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### Site Specific Allocations of Land

- 1.5 This Site Specific Allocations of Land Development Plan Document has been prepared in accordance with the vision, objectives and strategic policies of the Core Strategy. It reflects the vision and defines it in detail, by identifying specific areas of land for development. The Sustainability Appraisal/Strategic Environmental Assessment, which has also been prepared by this Council and forms part of the Local Development Framework, addresses the social, environmental and economic effects of the options for development that have been considered and those that have now been allocated.
- 1.6 This document sets out how it is intended to meet the more detailed development requirements set out in the Core Strategy beyond the two major strategic development locations. It explains how these sites have been assessed for development potential, including their sustainability, which is explained further in a background paper, 'Settlement Sustainability and Greenfield Site Allocations'. Policies for the allocation of large sites (over 50 homes) on previously developed land within built-up area boundaries and smaller scale 'greenfield' development for housing and other uses are set out in this document. The policies set out the critical requirements of the sites together with any specific design and landscape requirements. In some cases there may be a need for greater policy detail which will be prepared separately in consultation with the local community. This is discussed further in paragraph 2.18.
- 1.7 The sites allocated for development are identified on the Proposals Map, which covers the whole District and includes Inset Maps, prepared at a larger scale to show certain areas in more detail.

### Community Involvement

- 1.8 We have previously consulted extensively on issues relating to the future spatial planning of Horsham District and the potential vision and objectives for the area. In June 2004 we published the 'Planning for Our Future: Issues and Options' preliminary consultation document and sought to involve the community and stakeholders in considering the issues raised. That document aimed to move the debate on possible approaches forward from more general considerations to the examination of the potential means of delivering the objectives identified. It set out the suggested ways forward both in terms of site specific proposals and broader policy approaches, on the basis of our evaluation up to that time of the appropriate options.

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- 1.9 A total of over 800 separate responses were received in the consultation period which amounted to around 2,000 individual comments being recorded. These comments, together with the earlier contributions to assessing the relevant issues, were carefully considered in moving to 'preferred options' for further consultation. The Sustainability and Strategic Environmental Assessment Draft Final Report prepared by the Council also addressed the social, environmental and economic effects of the initial options considered and those proposed in the 'preferred options'.
- 1.10 In February 2005, in the light of the feedback previously given, the Council prepared the 'Preferred Options' Site Specific Allocations of Land document with the aim of giving as much guidance as possible on the preferred options of the Council and the alternatives that had been considered, in order to facilitate public debate on the proposals indicated. It was made clear that the Council was not committed to the potential allocations for development that were set out in the document and that the consultation represented an opportunity for communities and stakeholders to respond to the suggested 'preferred' options and to bring forward alternatives provided that they were compatible with the intended spatial vision and objectives of the Core Strategy. It was indicated that we would wish to review the proposals in the light of the further response received and that we may draw different conclusions in the context of the circumstances then prevailing.
- 1.11 The response to the consultation on the 'Preferred Options' document was extensive. A total of some 2,330 comments was received on the four documents published (of which a majority were on the Site Specific Allocations of Land document) from over 1,350 individuals and organisations. These responses were analysed and considered carefully as part of the process for agreeing the context of the 'Submission' Site Specific Allocations of Land document. A number of the issues raised resulted in further studies being undertaken and led to amendments or additions to the Core Strategy, which were reflected in the 'submission' document. The examination of the responses directly influenced the content of the 'submission' document, with the deletion of some sites that had been proposed for development and amendments to other site specific allocations of land policies. A summary analysis of the responses received was produced and is available for information. In addition, we have prepared a Statement of Compliance (Response to Representations Report) indicating the response to the objections or issues raised, as reflected in the contents of the 'submission' document. This includes the reasons why individual site allocations were amended or not included in the 'submission' document.



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### The 'Submission' Document

- 1.12 Having taken into account all the information gathered and representations received, the Council decided how it intended to proceed and, therefore, the content of the 'Submission' Site Specific Allocations of Land document, in accordance with the Core Strategy. We accordingly submitted it to the Secretary of State on 4<sup>th</sup> November 2005 for independent public examination. We published the necessary notice and invited representations to be made within the specified period of six weeks. Around 400 representations from organisations and individuals were made within the specified six week period.
- 1.13 Some of the representations received sought the inclusion of alternative sites for development, or for the boundaries of a site identified in the document (and indicated on the Proposals Map) to be changed. We advertised these proposed sites or changes in January 2006, in the Alternative Development Sites and Boundary changes document. There was then a further period of six weeks for the receipt of representations to be made on these site or boundary changes. A further 1164 representations were received on the 113 suggested alternative sites and boundary changes.
- 1.14 The 'Submission' Site Specific Allocations of Land was subject to independent public examination in June/July 2007 in order to test its soundness and to consider representations, on the basis of whether its approach and proposals were sound. The Inspectors appointed by the Secretary of State to conduct the examination produced a report with recommendations which were binding on the Council. We have incorporated the changes required by the Inspectors and proceeded to adopt the Site Specific Allocations of Land document, along with the Proposals Map, as formal development plan documents which now form part of the Local Development Framework for the District.

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### CHAPTER 2: CONTEXT FOR THIS DOCUMENT

#### The Core Strategy

- 2.1 The Core Strategy adopts the vision of the Horsham District Community Strategy which was prepared by the Horsham District Community Partnership. It supplements the vision of the Community Strategy, in particular, the economic health and environmental protection elements, in pursuance of the overall quality of life objectives from the land use and spatial planning perspectives.
- 2.2 The Core Strategy translates this vision into spatial objectives for the District, covering all the key issues in this area such as the need to balance the protection of our countryside and urban areas whilst accommodating the levels of new development that are required and meeting the needs of those who live, work and visit the District. The spatial objectives form the basis of a set of core policies that are the proposed way of delivering the vision.
- 2.3 The Core Strategy was prepared to take into account the most up-to-date national planning guidance; to be in general conformity with the requirements of the current Regional Planning Guidance for the South East (RPG9), which will shortly be replaced by the South East Plan; and was heavily influenced by the development strategy of the adopted West Sussex Structure Plan 2001-2016 as it represents the most recent articulation of regional planning policy in West Sussex and was a material consideration. This Site Specific Allocations of Land Development Plan Document must, in turn, be in conformity with the Core Strategy, as the over-arching document in the Local Development Framework for this District.
- 2.4 This document does not seek to summarise the content of the adopted Core Strategy (2007). However, it is important that in order to set the content of this document within the context of the overall vision for the District, that this Site Specific Allocations of Land document is read in conjunction with the adopted Core Strategy. In particular, the objectives that relate to the provision of residential land; employment floorspace and meeting the needs of local communities and businesses and the related Core Policies CP4-CP12.

#### The Strategy for Development

- 2.5 The Site Specific Allocations of Land document has been prepared in accordance with the Core Strategy as it interprets both the adopted West Sussex Structure Plan 2001-2016 strategy and the evolving South



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East Plan in development proposals at the local level. This document defines the built-up area boundaries for the more sustainable settlements in the District. The potential of these built-up areas to accommodate additional development has been assessed and the results are set out in detail in the Urban Housing Potential 2004-2018 paper and is discussed in more detail in Chapter 3. The study considers the potential of underused, vacant and derelict sites and assesses the scope for reusing existing buildings for housing. However, no matter how efficiently previously-developed land is used, greenfield land will be needed to meet our development requirements.

- 2.6 The development strategy set out in the Core Strategy indicates that most of the new greenfield development should be concentrated in two strategic locations of large-scale, mixed-use and mixed density developments. The locations that are identified are:
- west of Crawley - 2,500 homes
  - west of Horsham - 2,000 homes

both of which are expected to be provided by 2018. It is not yet possible to identify a specific area or areas of land for the necessary development west of Crawley because of the concerns raised at the proposals put forward in the Preferred Options documents. The land, however, plays an important role in the Gatwick Sub-Region and in meeting the needs for Crawley. Joint studies with neighbouring Crawley Borough Council are being progressed as a priority. Detailed proposals for land west of Crawley will come forward at the earliest opportunity and the Strategy indicates an area of study within which it is anticipated that the proposals will be finalised although they may also relate to the surrounding area. The precise area of land that is allocated for development west of Horsham is described in the Core Strategy and is identified on the Proposals Map.

- 2.7 In addition, the Core Strategy indicates that small scale greenfield development is necessary to meet identified local needs. Such small scale greenfield developments include gradual growth and evolution of the more rural communities of the District. The intention is that the size of any small scale extension to a town or village should relate to the size of the existing settlement and should aim to meet local needs that have been identified through joint working with the local community. The proposed allocation of small scale greenfield sites in this District is discussed in Chapter 3.
- 2.8 It is important to recognise that because the Core Strategy period is from 2001, a proportion of both its housing and employment development requirements either form part of existing allocations of land for development or already have planning permission.

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2.9 The Core Strategy anticipates some of the requirement for new employment floorspace to be met in the two strategic locations for development, with a role for the Shoreham Cement Works site in relation to the regeneration of the Sussex Coast Sub-region. This document also identifies another site to meet specific employment needs, at Warnham and Wealden Brickworks. In addition however, the Core Strategy seeks to ensure that a range of types and sizes of sites and premises are provided to meet different needs, and that most existing employment areas are retained and renewed to provide improved employment accommodation.

### Core Policies for Development Provision

- 2.10 The strategy for development that is in the Core Strategy and is defined in more detail in this document, seeks to concentrate most new development within, or immediately adjoining Horsham town, as well as the limited expansion of Crawley, and providing for a limited number of small-scale developments on the edge of some of the smaller towns and villages of the District, to supplement their continued growth through infilling and redevelopment within the existing built areas. It will be a priority to ensure that any new development is of a high quality, whatever it is for and wherever it is located, and that the least harm is caused, and the most benefits to, the environment and the local communities secured. The provisions for development that are proposed in this document cover the period up to 31st March 2018 but are made in the light of a longer term philosophy.
- 2.11 Core Policies CP4-CP8 articulate the 'sequential' approach that is advocated by the Government when planning for new homes. That is, the definition of built-up area boundaries; the assessment of housing potential on the previously-developed land within the built-up areas; development in the two Strategic Locations; and smaller scale growth to meet local needs. The proposed site specific allocations in this document have been drafted in conformity with these core policies.
- 2.12 Core Policy CP10 provides the basis for applying the Core Strategy's spatial approach for employment provision. The site specific allocations for employment use in this document have been drafted taking full account of the provisions of this core policy.

### Identifying Sites for Development

- 2.13 In order to meet the provisions of the Core Strategy and in particular, Core Policies CP5-CP8 and CP10, in terms of specific site allocations for development a settlement sustainability hierarchy has been



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formulated to assist in locating smaller scale development in the most appropriate communities. The settlement hierarchy is set out in the Core Strategy and a full explanation is included in the background paper, Settlement Sustainability and Greenfield Site Allocations.

- 2.14 In addition, every site outside the two Strategic Locations that has been considered by the Council, or has been put forward for consideration for development by landowners or developers has been appraised in detail against a set of sustainability criteria. These include detailed considerations such as any potential ecological value within the site, safeguarding listed buildings; retaining open space as well as access to employment areas and leisure, health, schools and shopping facilities.
- 2.15 Sustainability is therefore a key influence on the identification of sites for development. The categorisation of settlements according to their sustainability has helped shape the broad locations for new development and the site assessment work has thus facilitated a more detailed examination of the relative sustainability of available sites. There may be occasions however, where limited development may be beneficial to a community, which is not necessarily in the more sustainable location for growth, but where it is appropriate or necessary to meet local needs, particularly in terms of affordable housing for local people or additional community facilities in accordance with Core Policy CP5 or CP8. Such development should not however fundamentally detract from the countryside or local area, but should seek to make a positive contribution to the local needs of the District.
- 2.16 In order to ensure that the policies and proposals of the Site Specific Allocations of Land document contribute to the aims of sustainable development, a Sustainability Appraisal (SA) incorporating the requirements of Strategic Environmental Assessment (SEA) has been undertaken.
- 2.17 The process of SA/SEA was stated at the outset of preparation of the Site Specific Allocations of Land document and has involved the following stages:
  - Scoping Report - this was published with the Issues and Options consultation document and set out baseline information about the District, with sustainability issues affecting the area. The report also set out the likely options for the Core Strategy and Site Specific Allocations of Land which would be subject to the sustainability appraisal process.
  - Draft Final Report - this document was published with the Preferred Options documents and set out updated baseline information and the initial assessment of options and policies. The comments made

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on this document fed into the final assessment of policies, which resulted in recommendations being made and implemented to improve the sustainability of this Development Plan Document.

- Final Report - this was published with the 'submission' documents and has played an important part in demonstrating the soundness of these documents by ensuring that they reflect sustainability objectives.
- 2.18 A key element in achieving sustainable development is that of good design, including landscape design. The Core Strategy requires all development, even small scale developments, to comply with Core Policy CP3. The Council will seek to ensure that new development relates to its surroundings, enhances and complements local character, landscape and open spaces and is locally distinctive. In order to achieve these objectives the Council will encourage pre-application discussions and there may be circumstances where further information on development proposals is required from potential developers. Greater use is likely to be made of development briefs or design guides to help steer development proposals. Where a need for this more detailed guidance has already been identified, this is clearly set out in the individual site allocation policies. Such greater policy detail will be prepared in consultation with the local community.
- 2.19 The following chapter sets out policies for the allocation of land for housing, employment and other uses, as they reflect the requirements of the Core Strategy, which in turn, is influenced by regional policy. The South East Plan to 2026 is not yet finalised. It is anticipated that the Plan will be published by the Government in 2008. It is intended therefore, that an early review of the Core Strategy will be undertaken to reflect the approved South East Plan. This Site Specific Allocations of Land document will also be the subject of an early review so that it continues to articulate the most up to date development strategy for the District, but will be supported in the first instance by the preparation of a Reserve Housing Sites Development Plan Document.



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### CHAPTER 3: SITE SPECIFIC PROVISIONS

#### Built-up area boundaries

- 3.1 The Core Strategy (2007) in Core Policy CP5 identifies the towns and villages in the District that are considered appropriate to have a designated built-up area boundary, within two distinct categories. These boundaries are defined on the Proposals Map and include any land that is allocated for development. Development within a defined built-up area boundary of a Category 1 settlement is considered to be acceptable if it accords with all the relevant planning policies, and development within a Category 2 settlement may be acceptable if, additionally, it is justified in terms of meeting an identified local need. Any land outside a built-up area is considered to be in the countryside, where development is strictly controlled.
- 3.2 The Core Strategy sets out the strategic context for the definition of built-up area boundaries including reference to the settlement sustainability studies. These helped to establish a hierarchy of settlements according to their ability to accommodate additional development. This work has helped in the identification of settlements that should have a defined built-up area boundary and of land for new development, which is discussed later in this chapter.
- 3.3 The definition of built-up area boundaries has been used as a policy tool for some time. All boundaries have been reviewed as part of the preparation of the Core Strategy and this Site Specific Allocations of Land document. The purpose of the reviews was to ensure that the boundaries are logical, consistent and reflect recent planning policy.
- 3.4 Built-up area boundaries have previously sometimes been drawn close to buildings but have now generally been redrawn to include the whole curtilage of homes and other buildings, in accordance with the Government's definition of previously developed land in Annex B to Planning Policy Statement 3: Housing. There is, however, no presumption that the whole of the curtilage will necessarily be suitable for development. The built-up area boundaries also include any new development adjacent to the boundary and minor extensions where they relate well to the existing built-up area and may be suitable for development. Open space, school and playing fields are included in defined built-up area boundaries where they are located at the edge of the built-up area but relate more to the urban environment than the surrounding countryside. Government guidance makes it clear in Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation, that there is no presumption for the development of these types of greenfield land. This remains the case whether or not such



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facilities are included in a defined built-up area boundary. In an exceptional case where an area of open space, sport or recreational land is considered suitable for redevelopment it would only be allowed if new facilities or enhancements to the remaining facilities could be secured. This issue will be addressed in the General Development Control Policies document.

- 3.5 In addition, minor amendments have been made to the built-up area boundaries as a result of the representations received during the preparation of this submission document. Further details of these amendments can be found in the Issues and Options Analysis and Response to Representations report (February 2005) and the Statement of Compliance, which has been published alongside this document.

### Previously Developed Land

- 3.6 The emphasis of regional planning policy and the Core Strategy is to encourage housing development on previously-developed land (having regard to local circumstances), in preference to greenfield sites. The Council is required to maintain an up to date Urban Housing Potential Study which assesses the level of development that is likely to take place on previously-developed land. Details of the assessment for the District are set out in the background document, Urban Housing Potential Study 2004 – 2018. As set out in this study it is estimated that 2,740 homes will be provided on previously-developed land between 2004 and 2018 in addition to the 1515 homes on previously-development land added to the supply of housing land in the period 2001 – 2004. This is reflected in Core Policy CP4.
- 3.7 The assessment of the provision of residential development on previously-developed land can be divided into two categories; identified large sites estimated to have a capacity of 10 or more homes and unidentified or ‘windfall’ small sites (9 homes or less). These sources of previously-developed land may include for example the conversion of commercial buildings or the intensification of existing areas. A full list of the sources of previously-developed land is included in the Urban Housing Potential Study. Policy AL1 sets out the criterion against which proposals for residential development on previously-developed land will be considered. In addition, in support of the emphasis on the redevelopment of such land in preference to greenfield sites it lists and identifies those ‘large’ sites indicated as having development potential within the Urban Housing Potential Study.



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### POLICY AL 1

#### Previously Developed Land

Planning permission will be granted for residential development on previously-developed land in built-up areas if the proposals comply with the principles for Category 1 and 2 settlements set out in Policy CP5 of the Core Strategy (2007) and with the other strategy principles (including affordable housing) or development control policy requirements set out in the Core Strategy and General Development Control Policies Development Plan Documents.

In support of this policy the following sites with a capacity for 10 or more dwellings have been identified for residential development:

|  | Dwellings |
|--|-----------|
| Applegarth & Oak Tree Cottage, Ashington                     | 22        |
| Charles Wadey Builder's Yard, Stane Street,<br>Billingshurst | 18        |
| Station Mills, Daux Road, Billingshurst                      | 14        |
| Trees, East Street, Billingshurst                            | 19        |
| Vauxhall Stevens, Broadbridge Heath                          | 45        |
| 1 & 2 Works Cottages, Hills Farm Lane, Horsham               | 10        |
| 137 Crawley Rd, Horsham                                      | 21        |
| 183 – 187 Comptons Lane, Horsham                             | 21        |
| 19 – 27 Forest Road, Horsham                                 | 19        |
| 64 – 68 Hurst Road, Horsham                                  | 22        |
| 9 – 13 Crawley Road, Horsham                                 | 15        |



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|  | Dwellings |
|--|-----------|
| Bryce Lodge, New Street, Horsham             | 15        |
| Cats Protection League, Horsham              | 21        |
| Council Depot, Denne Road, Horsham           | 50        |
| Grandford House, 16 Carfax, Horsham          | 22        |
| Horsham Football Club, Horsham               | 80        |
| Laundry Site, Arun Way, Horsham              | 12        |
| Lifestyle Ford, Horsham                      | 105       |
| Northbrook College, Hurst Road, Horsham      | 13        |
| Parsonage Farm, Horsham                      | 160       |
| Piggott Court, Kennedy Road, Horsham         | 45        |
| Roffey Sports and Social Club, Horsham       | 70        |
| St Leonards School, Horsham                  | 20        |
| Star Reservoir, Comptons Brow Lane, Horsham  | 32        |
| Texaco Garage, Crawley Road, Horsham         | 44        |
| Tyre Repair Shop, Brighton Road, Horsham     | 12        |
| Riverside Concrete, Stane Street, Pulborough | 146       |
| Southwater Village Centre, Southwater        | 113       |
| Abbey House, Ravenscroft, Storrington        | 24        |

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|   | Dwellings |
|---|-----------|
| <b>Birklands, Kithurst Lane, Storrington</b>    | <b>15</b> |
| <b>Foxmead, Meadowside, Storrington</b>         | <b>30</b> |
| <b>Mogren House, Amberley Road, Storrington</b> | <b>14</b> |
| <b>Bellamys Garage, London Road, Washington</b> | <b>11</b> |

- 3.8 The Urban Housing Potential Study includes detailed location maps of the large sites along with a description; details of the planning history and the potential capacity; this may differ from that identified in Policy AL1 due to the continuing further work of the Council and developers/landowners. In addition to Policy AL1, the following policies relate to a number of the largest sites identified and set out site specific additional development criteria and objectives. It should be recognised that, although not repeated within these specific policies, the policies and provisions of the Core Strategy (particularly relating to affordable housing and infrastructure provision) will also apply, supplemented as appropriate by the policies of the General Development Control Policies Development Plan Document.



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### Lifestyle Ford, Bishopric, Horsham

- 3.9 The site comprises a well used car workshop and showroom; a commercial vehicle display area and two residential properties. The site is bounded by commercial properties to the north and east, plus the Horsham Bowling Club, and residential properties to the west. The River Arun flows along the southern boundary of the site beyond which lies further residential development. Although the site is currently well used, there have been ongoing discussions over the future of this site and the landowners have confirmed that they are currently seeking a site to relocate the business. Once this is achieved, which may be possible as part of the strategic location for development on land west of Horsham, the site will become available for redevelopment.
- 3.10 The site is situated in a sustainable location in Horsham town centre, within walking distance of the town's services and facilities and close to sustainable travel choices (both bus and train). It is suitable for a mix of uses, including commercial development fronting Bishopric and high density housing, which would include the provision of affordable homes for local people in a location where there is greatest demand. It is intended that the commercial development be accessed off Bishopric and the residential development on the southern part of the site to be accessed off the roundabout that currently serves Tanbridge Retail Park. The site will be subject to detailed further investigation, taking into account the conclusion of a flood risk assessment of the River Arun that will need to be undertaken to establish the extent of the floodplain before any development proposal is submitted for consideration. A comprehensive risk assessment of possible contamination, its extent and identification of remediation works will also be necessary on this site because of the current use as a car workshop.
- 3.11 There is a possibility that, in the light of discussions with the adjoining bowling club, the site could be extended to include this land if a suitable alternative relocation site for the bowling club can be found.



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### POLICY AL 2

#### Lifestyle Ford, Bishopric, Horsham

Land amounting to 1.4 hectares is allocated for residential and commercial use and open space. At a density of 120 dwellings per hectare, this site is expected to accommodate around 105 dwellings in the period after 2011. Development will be subject to the following:

- a. the provision of commercial premises along the frontage with the Bishopric, from which they will be accessed;
- b. access to development on the southern part of the site to be from the roundabout on Albion Way that serves Tanbridge Retail Park;
- c. a high density, modern, innovative design approach being adopted;
- d. the design of the scheme to take into account the adjoining residential properties;
- e. an area of informal open space at the southernmost part of the site adjoining the River Arun, including the area within the flood zone; and
- f. the provision of a footpath/cycleway link to the Riverside Walk, south of Tanbridge Retail Park.

Development proposals will be set out in a development brief and should be accompanied by a flood risk assessment and a comprehensive risk assessment of possible contamination and identification of remediation works.



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### Parsonage Farm, Horsham

- 3.12 The Parsonage Farm site is used for storage and maintenance of vehicles and plant in relation to agricultural engineering and plant hire business. It includes a Grade II Listed Building (Parsonage Farm) in residential use. The current use of the site has been ongoing since the 1920s, although there have, at various times over the years, been problems caused by commercial vehicles accessing the site. The site is bounded by the railway line and Parsonage Business Park to the west. Residential dwellings surround the remainder of the site.
- 3.13 The site is situated in central Horsham, close to a range of services and facilities with reasonably easy access to sustainable travel choices (both bus and train). Previous proposals for residential redevelopment of the site have been resisted by the landowners, although over the last few years some parcels of land, which originally formed part of the site, have been released for development. The desire of the landowners to continue their operations at Parsonage Farm raises implementation issues for the short term redevelopment of this site for a mixed use scheme. The Council therefore has begun the preliminary work necessary to compulsorily purchase the land, which includes the provisional examination of the needs of the existing businesses.
- 3.14 The site is considered suitable for a comprehensive scheme which will comprise a mix of uses including Parsonage Business Park, with the remainder of the site made available for residential development, including affordable housing for local people in a location where there is greatest demand. Appropriate open space provision will be made which should also take into account the setting of the Listed Building, which should be protected and enhanced. Access to the residential part of the scheme will be from Parsonage Road with an emergency, pedestrian and cycle link provided in Searles View. This would enable easy pedestrian and cycle access to the shops and facilities in Rusper Road, including to Littlehaven Station. Access to the commercial land will be from an extension of Parsonage Way which already serves Parsonage Business Park. A comprehensive risk assessment of possible contamination; its extent and identification of remediation works will be necessary on this site because of its current use and a flood risk assessment is required for the watercourse that runs through the site.



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### POLICY AL 3

#### Parsonage Farm, Horsham

Land amounting to 8.0 hectares is allocated for residential, employment use and open space. At a density of 35 dwellings per hectare, this site is expected to accommodate around 160 dwellings in the period after 2011. Development will be subject to the following:

- a. the provision of employment floorspace on land (1.77ha) north of the existing business units, adjacent to the railway line;
- b. access to development to be provided from Parsonage Road with an emergency access provided via Searles View;
- c. improvements to cycle and pedestrian links from the site, including a new cycle/pedestrian link to the north via Searles View;
- d. high quality layout and design that respects and enhances the setting of the Listed Building, Parsonage Farm;
- e. the provision of appropriate public open space within the residential development; and
- f. the provision of boundary landscaping to protect and enhance the amenity of neighbouring properties.

Development proposals for the comprehensive redevelopment of this site will be set out in a development brief and should be accompanied by a flood risk assessment and a comprehensive risk assessment of possible contamination, with identification of remedial works, and be accompanied by an archaeological appraisal.



## Site Specific Allocations of Land (2007)

### Roffey Social and Sports Club, Horsham

- 3.15 Roffey Social and Sports Club, the adjoining bungalows and the surrounding recreation grounds and open space have been identified as an area where significant improvements could be made to the local environment, particularly the open space, sporting and social facilities. A comprehensive proposal that includes residential redevelopment of the existing clubhouse, car park and affordable housing bungalows, would together provide funding for an improved replacement social and sports club; car parking; improvements to the football pitch; the possible provision of a synthetic pitch (although this proposal requires further investigation); landscaping and boundary improvements; and homes including replacement affordable homes plus additional affordable housing for local people in a location where there is greatest demand. Although the site is currently well used, there have been ongoing discussions with the landowners and other interested parties. It is anticipated that a comprehensive scheme will be brought forward following the assessment of a feasibility study, carried out by consultants on behalf of all the parties involved.
- 3.16 The recreation ground and football pitches form an important area of green space in the relatively densely populated area of Roffey. It is considered that there is considerable scope for improvements as parts of the site appear neglected and vandalism has been a problem. The site is considered an appropriate location for a limited expansion of the existing residential use, lying close to a range of services and facilities with reasonably easy access to sustainable travel choices (both bus and train). Access to the site will be provided from both Bryce Close and Honeysuckle Walk. It is important that the design of the scheme takes into account personal safety and security issues and minimises the opportunity for petty crime and vandalism.



## Site Specific Allocations of Land (2007)

### POLICY AL 4

#### Roffey Social and Sports Club, Horsham

Land amounting to 3.7 hectares is allocated for residential, recreation and leisure use. At a density of 70 dwellings per hectare, this site is expected to accommodate around 70 dwellings on 1 hectare of the site. Development will be subject to the following:

- a. the provision of a significantly improved replacement social club building;
- b. the provision of enhanced recreational facilities including the provision of a senior football pitch and further consideration of an all-weather pitch;
- c. the provision of appropriate car parking;
- d. appropriate accesses to be provided via Bryce Close and Honeysuckle Walk; and
- e. enhanced boundary landscaping to protect the amenity of neighbouring properties and broaden the biodiversity of the site.



## Site Specific Allocations of Land (2007)

### Riverside Concrete, Stane Street, Pulborough

- 3.17 The site lies to the north of the railway line at Pulborough and south-east of frontage housing along the A29. The land has been previously used for a pre-cast concrete works. The ground has been cut, filled, levelled, regraded and tipped with some of the products. There are existing manufacturing buildings on the site which are in a poor state of repair and there are substantial areas of internal service roads and concrete hardstandings. The site is currently unoccupied. A key element in the redevelopment of this site is therefore a comprehensive risk assessment of contamination; its extent and identification and completion of remediation works.
- 3.18 The site is reasonably close to services and facilities in the centre of Pulborough including the railway station and lies immediately south of a food superstore. It is suitable for a relatively high density residential development, which should include a proportion of affordable homes to help meet local needs. It is recognised however that there may need to be an element of flexibility with regard to the extent of affordable housing provision in relation to the requirements set out in Core Policy CP12, because of the costs involved in the remediation of this heavily contaminated site. The scheme is likely to contain a high proportion of smaller homes however which may assist in the provision of cheaper, general market accommodation. The redevelopment of the site will require the provision of a new access onto Stane Street to the north of the site and a further emergency access to be provided to the south, adjacent to the railway line. This access should also make provision for pedestrians and cyclists and be provided in association with a pedestrian crossing, north of the railway line to enable safe pedestrian access to the footpath on the western side of Stane Street, into the village.



## Site Specific Allocations of Land (2007)

### POLICY AL 5

#### Riverside Concrete, Stane Street, Pulborough

Land amounting to 3.6 hectares is allocated for residential development. At a density of 40 dwellings per hectare, this site is expected to accommodate 146 dwellings. Development will be subject to the following:

- a. a comprehensive risk assessment of contamination on the site and the completion of all necessary remediation works;
- b. the completion of all necessary works to regularise the existing variance in levels of the site;
- c. the provision of affordable homes to meet local needs at a level that takes into account the remediation and development costs of this brownfield site;
- d. access to be provided via a new junction onto Stane Street opposite Stane Street Close;
- e. a new emergency access, pedestrian and cycle access to be provided to the south of the site, adjacent to the railway line;
- f. the provision of a pedestrian crossing across Stane Street, north of the railway line to enable enhanced pedestrian access to the services and facilities in Pulborough; and
- g. appropriate boundary landscaping and buffer planting, particularly along the railway line.



## Site Specific Allocations of Land (2007)

### Smaller scale greenfield allocations

- 3.19 The Core Strategy allows for most 'greenfield' development to take place in the Strategic Locations, west of Crawley and west of Horsham. These locations are not discussed in this document because of the strategic nature of the development proposed. The Core Strategy addresses the Strategic Locations for development in Core Policies CP6 (land west of Crawley) and CP7 (land west of Horsham) and the areas of land under consideration are identified on the Key Diagram that accompanies the Core Strategy and on the Proposals Map. It is recognised however that small-scale greenfield development on sites that lie adjacent to a built-up area boundary, may be required to meet identified local needs, if those needs cannot be met through development on previously developed land within built-up areas, on sites that already have planning permission, or at the Strategic Locations.
- 3.20 The Core Strategy at Core Policy CP8 enables limited small scale greenfield extensions where appropriate opportunities exist in a way which meets local needs without fundamentally undermining the qualities which make the area unique. The development requirement of the smaller scale greenfield sites has been established by a combination of the remaining number of homes that are required by the Core Strategy and the opportunities, in terms of appropriate sites, that exist to meet identified local needs against the sustainable development criteria. The Core Strategy indicates that priority should be given to small scale development which supports rural communities, by enabling development which meets their needs but does not undermine the qualities which make the countryside unique and special. The requirement for the scale of the smaller scale greenfield sites has been calculated from the Development Strategy of the Core Strategy and against specifically identified local needs. The provisions are illustrated in Table 1.



## **Site Specific Allocations of Land (2007)**

**Table 1: Requirement and provision of greenfield sites**

| <b>Strategic Housing Required 2001-2018: Horsham District</b>           | <b>Dwellings</b> |
|---|------------------|
| Total requirement 2001-2018   | 10,575           |
| Completed 2001-2004   | 1,810            |
| Commitments (of planning permission or outstanding allocations) of 2004 | 1,395            |
| Remaining provision to be made 2004-2018                                | 7,370            |
| <hr/>   |                  |
| Urban housing potential from previously developed land 2004-2018        | 2,740            |
| Strategic Location - west of Crawley                                    | 2,500            |
| Strategic Location - west of Horsham                                    | 2,000            |
| Sub total (previously developed land plus Strategic Locations)          | 7,250            |
| <hr/>   |                  |
| Remaining requirement from small scale greenfield allocations           | 130              |
| Provision from allocated small scale greenfield sites*                  | 255              |

**Site Specific Allocations of Land  
(2007)**

- 3.21 The proposed provision for smaller scale 'greenfield' allocations seek to address identified local needs on appropriate sites or contribute to the continued evolution of settlements to help support local services and facilities. Details of the process of site assessment are included at paragraphs 2.13 - 2.17. Development has not been proposed in areas where it is considered that the local infrastructure and facilities would be unable to cope with the additional strain that would be placed upon them by new development. Similarly, development is not proposed, even in relatively sustainable locations, where it is considered that the scale of the development would be too extensive in relation to the size of the existing settlement.
- 3.22 Table 2 sets out the list of sites proposed for development up to 2018. The individual site provisions are set out in Policies AL7 to AL13 including the phasing of sites identified for development post 2011.

## Site Specific Allocations of Land (2007)



**Table 2: Greenfield sites proposed for development up to 2018**

| Smaller Scale Greenfield Allocations                  | Number of homes within schemes |
|---|--------------------------------|
| <b>Ashington</b><br>Land at Meiros Farm               | 35                             |
| <b>Billingshurst</b><br>Land at Hammonds, East Street | 25                             |
| <b>Lower Beeding</b><br>Land at The Plough            | 35                             |
| <b>Rudgwick</b><br>Land at Windacres Farm             | 30                             |
| <b>Storrington</b><br>St Joseph's Abbey               | 25                             |
| <b>Sullington</b><br>RAFA Site                        | 15                             |
| <b>Henfield</b><br>Parsonage Farm/St Peter's Meadow   | 90                             |

NB. Schemes for these sites may include other uses or provisions in addition to residential development, as specified in the site allocation policies.



## Site Specific Allocations of Land (2007)

### Land at Meiros Farm, Ashington

- 3.23 The site comprises a farm house surrounded by a garden and small field, bounded by trees and hedges which form a firm boundary between the site and the surrounding countryside. The site would need to be accessed via Rectory Lane, which runs along the northern boundary of the site and is a quiet rural road. There is the potential to convert the existing farm house. It is considered that the development of this site would result in a small scale extension to Ashington, which would help to provide for local needs for affordable housing and would contribute to the small scale growth and evolution of the community. A need for sheltered housing accommodation for elderly local people has been identified in the Ashington Village Appraisal (2000) and this will be reassessed through a local housing needs survey, which will also help to define current affordable housing needs.
- 3.24 Links to the village by foot and cycle could be improved and careful consideration needs to be given to the need for possible safety improvement measures at the junction of Rectory Lane, and Meiros Way.
- 3.25 The site is relatively contained, is closely related to the built-up area and is in part a brownfield site. Whilst in environmental terms, any large scale development would erode the rural character of the area surrounding Ashington, the potential exists, within this small scale extension of the village, to provide for further enhancement to the local environment and biodiversity of the area through the planting of trees and hedgerows.



## Site Specific Allocations of Land (2007)

### POLICY AL 6

#### Land at Meiros Farm, Ashington

Land amounting to 1.1 hectares is allocated for residential development. At a density of just over 30 dwellings per hectare, this site could accommodate around 35 dwellings.

Development will be subject to the following:

- a. the provision of affordable housing as the basis of the scheme, an element of which could consist of sheltered housing accommodation for the elderly, to meet needs recently identified;
- b. the conversion of the existing farm house if practicable;
- c. improved access to the site, which would need to take into account the rural nature of Rectory Lane and may include improved safety measures at the junction of Rectory Lane and Meiros Way;
- d. improvements to cycle and pedestrian links from the site;
- e. the provision of boundary landscaping to protect the amenity of neighbouring properties; and
- f. enhancement of the tree/hedge line on the northern boundary of the site to minimise the impact of the new homes on the surrounding countryside.



## Site Specific Allocations of Land (2007)

### Land at Hammonds, East Street, Billingshurst

3.26 The site to the north of East Street comprises part of the former garden of Hammonds and an area of open land. It is well related to the built-up area of Billingshurst. The site is also well contained with mature trees along all boundaries which are subject to a Tree Preservation Order. There is the opportunity as part of a new development to replace some of the trees recently felled on the site. The Billingshurst Conservation Area covers part of the site and the site is in the area identified as one of the most distinctive 'gateways' into the settlement but a high quality scheme can contribute towards the overall character of the area. It is considered that development of this site would represent an appropriate small scale addition to the village which has easy access and is close to existing services and facilities. A key requirement is that development would be in conjunction with the securing of appropriate management of the woodland to the north of the site, particularly in terms of public access.



## Site Specific Allocations of Land (2007)

### POLICY AL 7

#### Land at Hammonds, East Street, Billingshurst

Land amounting to 0.8 hectares is allocated for residential development. At a density of 35 dwellings per hectare, this site is expected to accommodate around 25 dwellings.

Development will be subject to the following:

- a. the woodland to the north of the site to be retained and enhanced with appropriate management, particularly in terms of public access;
- b. the protection of the mature trees identified as appropriate for retention from a full arboricultural survey agreed by the Council, and the provision of suitable landscaping in order to retain the ecological value of the area, to provide a setting for the new homes, and to minimise their impact on the surrounding countryside;
- c. careful design which reflects the character of Billingshurst Conservation Area;
- d. access to be from East Street and should respect the distinctiveness of this 'gateway' into the village; and
- e. an archaeological investigation to be carried out before development commences.



## Site Specific Allocations of Land (2007)

### Land at The Plough, Lower Beeding

- 3.27 The site mainly is an open area of grass bounded by hedges but also comprises part of the curtilage and car park of the public house. The Plough public house (a Grade II Listed Building) is situated in the north-eastern corner of the site.
- 3.28 The development of this relatively contained site provides the opportunity to meet the local needs for affordable housing that were identified in the most recent Housing Needs Survey, undertaken in April 2005. Although the village is not the most sustainable location for growth, the development of around 35 homes will not only provide affordable homes for local people, it will help to retain and support the existing local facilities such as the Church; primary school; and public house. The development will also secure an element of traffic calming to slow down traffic through the village and would provide for the retention and enhancement of the pond to the north of the site. Links to the village by foot and cycle could be improved and careful consideration needs to be given to the provision of safe crossing points on Leechpond Hill and Sandygate Lane. Furthermore, it is considered that this level of growth could help to support the provision of a shop linked with The Plough public house. Planning permission for the new housing will be dependant upon the achievement of all the matters set out in criteria a. to f. in order to justify market housing in this Category 2 Settlement.



## Site Specific Allocations of Land (2007)

### POLICY AL 8

#### Land at The Plough, Lower Beeding

Land amounting to 1 hectare is allocated for residential development. At a density of 35 dwellings per hectare, this site is expected to accommodate a maximum of 35 dwellings. Development will be subject to the following:

- a. the provision of at least 10 affordable homes for identified local housing needs as the basis for this scheme;
- b. sensitive design to respect the character and setting of The Plough public house and local vernacular;
- c. appropriate design and works to achieve the reduction of traffic speeds in the village and improve pedestrian safety;
- d. improvements to cycle and pedestrian links from the site;
- e. the provision and retention of a shop linked with The Plough public house; and
- f. the retention and enhancement of the pond and surrounding native trees.



## Site Specific Allocations of Land (2007)

### Land at Windacres Farm, Rudgwick

3.29 The site contains a mix of agricultural and employment buildings, some of which are derelict, although an existing business continues to operate on site. The site is bounded by mature hedgerows and lies adjacent to the built-up area of Rudgwick and close to the Conservation Area, which has been designated around the heart of the historic village. It is considered that development on this site would only be acceptable in the form of a mix of housing and employment uses. In terms of residential development this should be for a scheme for private sheltered housing to meet identified local need. The development of the site would result in a small scale extension to Rudgwick. The mix of uses proposed will contribute to the long term sustainability of the village by helping to retain the existing local facilities, including the existing business, and by incorporating further employment provision and will provide an opportunity to improve the appearance of the site. The provision of adequate water supply and sewage/foul water disposal to meet the additional requirements arising from the new development. The site will be accessed from Church Street and may require the demolition of existing property in order to achieve an adequate design. This issue will need further careful consideration at the detailed planning stage.



## Site Specific Allocations of Land (2007)

### POLICY AL 9

#### Land at Windacres Farm, Rudgwick

Land amounting to 2.5 hectares is allocated for residential development and employment use. At a density of 30 dwellings per hectare, this site is expected to accommodate around 30 dwellings as described below.

Development will be subject to the following:

- a. retention of existing business on the site;
- b. the provision of sheltered accommodation for the elderly;
- c. a contribution to local employment in the form of new small employment units (B1);
- d. retention and enhancement of the existing mature hedgerows;
- e. access to be from Windacres Farm, south of Windacres Lodge on to Church Street;
- f. the careful siting, design and separation of employment uses and housing;
- g. improvements to cycle and pedestrian links to the village from the site; and
- h. the provision of replacement dwellings if demolition is necessary to achieve access to the site.



## Site Specific Allocations of Land (2007)

### St Joseph's Abbey, Storrington

- 3.30 The site is part of the garden and curtilage of the former Convent, which is a listed building, and is located close to the centre of Storrington. It adjoins Storrington Conservation Area and extends from Church Street eastwards, behind properties on Browns Lane. There is potential for a sensitively designed scheme which complements both the character of the Conservation Area and takes into account views of St Mary's Church and the South Downs Area of Outstanding Natural Beauty and provides for sheltered accommodation for the elderly, including affordable sheltered housing, and open space. The development also provides the opportunity to secure some limited car parking provision to serve St Mary's Church and the community as well as a garden area that is accessible to the public. It will be necessary to secure an appropriate vehicular access to the site which is likely to necessitate reconstructing part of the wall on Church Street. It will also be necessary to undertake a full archaeological appraisal before any form of development takes place on the site, given that development in this area may affect both known and currently unknown above and below ground archaeological sites.
- 3.31 In addition, it is considered that links to the centre of Storrington by foot and cycle could be improved by the public use of the previously private access onto Browns Lane next to Garden Cottage. The remainder of the stone boundary walls and the Moorish doorway onto Browns Lane should be retained and their long term maintenance secured.
- 3.32 The site lies within the built-up area boundary of Storrington entirely contained within land that was previously used as the Abbey garden. Its development is relatively small scale in relation to the size of the settlement and its proposed use for sheltered accommodation would place limited additional pressure on existing services and facilities, particularly in terms of car movements on the surrounding roads. The allocation of land at St Joseph's Abbey is made without prejudice to any other proposals for adjacent land that lies outside the built-up area of Storrington.



## Site Specific Allocations of Land (2007)

### POLICY AL 10

#### St Joseph's Abbey, Storrington

Land amounting to 1.1 hectares is allocated for residential development, open space and car parking. At a density of 30 dwellings per hectare, this site is expected to accommodate around 25 dwellings.

Development will be subject to the following:

- a. high quality layout and design which respects and enhances the character of the Storrington Conservation Area and the setting of St Joseph's Abbey;
- b. the provision of car parking spaces for use by St Mary's Church and the community;
- c. the provision of a publicly accessible garden adjacent to the frontage with Church Street;
- d. the retention of the stone boundary walls to Church Street and Browns Lane (other than where access is required) and provision made for their long-term maintenance;
- e. the retention of the Moorish doorway into Browns Lane and provision made for its long-term maintenance;
- f. a satisfactory means of access from Church Street to be agreed and provided before any development commences including the consideration of possible traffic calming measures in Church Street;
- g. improvements to cycle and pedestrian links from the site; and
- h. a full archaeological assessment to be carried out before development commences.



## Site Specific Allocations of Land (2007)

### RAFA (Royal Air Force Association) Site, Sullington

- 3.33 The site is a small field used as a paddock for grazing of horses, immediately adjoining the RAFA retirement home to the west. A mature hedge bounds the site to the north along the A283 and a wooden fence surrounds the rest of the site. To the south of the site is a sand extraction site and the site is also adjacent to the Chantry Site of Special Scientific Interest. The development of this site meets the identified need for the provision of further accommodation for RAFA in a relatively sustainable location, close to existing local facilities. It is considered that this small scale extension of an existing use within clearly defined limits would place limited additional pressure on existing services and facilities. Nevertheless, it is expected that contributions should be made towards any necessary infrastructure improvements as a result of the development. The provision of additional landscaping will reinforce the limit of this development and will assist in reducing disturbance by traffic noise from the A283.
- 3.34 A sensitively designed scheme will take into account the site's relatively prominent location on the entrance to Sullington; its position adjacent to the SSSI and the views from the South Downs Area of Outstanding Natural Beauty.
- 3.35 A comprehensive risk assessment may need to be undertaken with regard to the working of the nearby sandpit and by remediation works identified.



## Site Specific Allocations of Land (2007)

### POLICY AL 11

#### RAFA Site, Sullington

Land amounting to 0.5 hectares is allocated for an extension to the existing RAFA site. At a density of 30 dwellings per hectare, this site is expected to accommodate a maximum of 15 dwellings.

Development will be subject to the following:

- a. the provision of retirement housing for use in conjunction with the existing retirement home complex, with access to the site being provided from the road into the main site;
- b. sensitive design of the scheme to reflect the site's relatively prominent location;
- c. noise attenuation measures including buffer planting along the A283;
- d. retention of the existing mature hedgerows and additional boundary planting to the east; and
- e. further investigation of the stability of the sandpit to the south of the site and any necessary mitigation measures.



## Site Specific Allocations of Land (2007)

### Parsonage Farm/St Peter's Meadow, Henfield

- 3.36 The development of land in this area to the north of Henfield has previously been undertaken in two phases but, in the light of changing assumptions about the form and density of housing, the full extent of the area originally indicated for development has not been reached. The current edge to the development is irregular and there is scope for a further phase of housing to complete the pattern of development in this area and secure further improvements for the community. Land that was previously identified for educational purposes is no longer required. There is now an opportunity to provide a firm edge to this extension of Henfield by restricting the land for residential development to land north of the recently constructed spur road with the provision of a substantial area of landscaped open space to the west. The development of this land will be conditional on the provision of an access road from the existing spur road to serve the leisure centre and St Peter's School. There is also the opportunity for part of the public open space to be provided as recreational land to serve the school. The remainder of the open space should be designed so as to enhance the ecology of the site. The scheme will be expected to provide affordable homes for local people and will be built at a density that reflects the existing Parsonage Farm development. There is evidence to suggest that the site is archaeologically sensitive and this will need to be taken into account prior to the start of any development.
- 3.37 It is considered that this scheme should be developed on a comprehensive and integrated basis, including the joint provision of the necessary infrastructure and open space, in order to achieve the objectives of the policy. A development brief will need to be prepared to guide the appropriate design implementation of the scheme. The development brief may be part of submitted planning applications but will need to be subject to community involvement. The Council will expect such planning applications to demonstrate how they adhere to this key principle of the Policy.



## Site Specific Allocations of Land (2007)

### POLICY AL 12

#### Parsonage Farm/St Peter's Meadow, Henfield

Land amounting to 6 hectares is allocated for residential development and informal open space. At a density of 30 dwellings per hectare, this site is expected to accommodate around 90 homes in the period after 2011. Development will be subject to:

- a. the proposals being brought forward on a comprehensive and integrated basis for the whole site, including the joint provision of the necessary infrastructure and open space;
- b. the provision of an access road to serve the leisure centre and school;
- c. the provision of informal open space on about 3 hectares of land, which may include recreational land to serve the school;
- d. appropriate boundary landscaping and buffer planting on the northern and western boundaries; and
- e. an archaeological investigation will be undertaken before any development commences.



## Site Specific Allocations of Land (2007)

### Sites for employment

3.38 The Core Strategy sets out the requirements for employment of some 210,000 square metres of employment floorspace to be provided in the period up to 2018, in Core Policy CP10. It recognised that a proportion of the employment provisions will be provided at the two Strategic Locations for development, west of Crawley and west of Horsham. Full details of the provisions within these locations will be included in the detailed masterplans for these areas. One other site is identified in Core Policy CP10, at Shoreham Cement Works, where employment is included as part of wider proposals for the restoration of the site. A further site at Warnham and Wealden Brickworks, Horsham is identified in this document as an employment allocation. The site specific provisions for the sites are set out in this document at Policies AL13 and AL14. Further, more detailed guidance is required as part of the development proposals for each site.

### Shoreham Cement Works, Upper Beeding

3.39 Shoreham Cement Works is an unsightly disused cement works situated on the A283 on the southern edge of this District and within the Sussex Downs Chalk quarry on a number of levels, the highest vertical faces of which rise to over 50 metres. The site also includes various kilns, conveyors, silos and other buildings that were used in the cement manufacturing process. The overall site area is around 48 hectares, around 45 hectares of which lie within Horsham District and the remainder in Adur District.

3.40 This Council has been exploring, jointly with Adur District Council, the opportunities to secure substantial visual and landscape improvements since the Cement Works closed over 10 years ago. Policy UB1 of the adopted Local Plan sought to bring about the restoration of the site through appropriate redevelopment. The site has since been the subject of a planning application for a mix of uses including a substantial amount of residential development. The proposal did not comply with Policy UB1 and was subsequently dismissed on appeal.

3.41 The Core Strategy refers to the development for employment use as part of a regeneration and restoration package for the Shoreham Cement Works site. Any proposal for development should deliver the principal objective of securing the satisfactory restoration of the site with major environmental and landscape improvements compatible with the site's sensitive location within the Area of Outstanding Natural Beauty. It is recognised that in order to deliver the objective it is likely that major development, as part of a comprehensive scheme for the whole site,

## Site Specific Allocations of Land (2007)



will be needed. The Core Strategy sets out, as part of the justification of any scheme on this site, that its development should contribute to the regeneration of the coastal area.

- 3.42 It is proposed that the site should include development for major employment use, leisure and/or tourism. It could include a mix of these uses, although it is likely that some leisure uses can only be made viable by associated commercial development. It may also be possible to incorporate a limited residential element into the scheme or other uses such as a hotel or ancillary shops but only if they are a small part of the overall scheme and are related to the main use. The site is also identified in the Waste Local Plan: Revised Deposit Draft for major built facilities for the collection, sorting, transfer, recovery and the treatment of waste which could form part of a comprehensive mixed-use scheme, particularly if such facilities provide heating or power for other uses. Careful design of the new buildings and landscaping measures must be undertaken to ensure that the overall environment of the area will be enhanced. Furthermore, the redevelopment of this extensive site has the potential to increase traffic in the local area and will require transport, including sustainable transport, and other infrastructure improvements. This is likely to include improvements to the A283 between Washington and Shoreham.
- 3.43 Policy AL13 sets out the essential requirements of any redevelopment proposal at Shoreham Cement Works in order to meet the principal objective. Further, more detailed guidance will be included in a Development Brief to be prepared for this area as a Supplementary Planning Document.



## Site Specific Allocations of Land (2007)

### POLICY AL 13

#### Shoreham Cement Works

Proposals for the redevelopment of Shoreham Cement Works in order to deliver the principal objectives of securing the satisfactory restoration of the cement works, with major environmental and landscape improvements compatible with its sensitive location within an AONB, will be supported. Any development proposal must:

- a. achieve that principle objective, including ensuring that opportunities are maximised to enhance the landscape and biodiversity of the area;
- b. be a comprehensive scheme for the whole site;
- c. include no more development than is necessary to secure the satisfactory restoration of the site;
- d. contribute to the regeneration of the coastal area by virtue of the redevelopment comprising high quality development for employment, leisure and/or tourism uses, including possible hotels and restaurants;
- e. ensure that any proposal for new homes or shops are directly related to the main use and only form a small part of the overall scheme; and
- f. consider the inclusion of built facilities for the collection, sorting and recovery of waste as part of a mixed use scheme.

Development should provide the necessary transport and infrastructure improvements, including the provision of sustainable transport opportunities from the outset. Further, more detailed guidance for the development of this site will be set out in a development brief which will include phasing possibilities. Any relevant application for development under the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 should be accompanied by an Environmental Impact Assessment. Development proposals should also be accompanied by a comprehensive Transport Assessment for the site as a whole; a comprehensive risk assessment of possible contamination and identification of remediation works; and a specific flood risk assessment to refine the need for open space provision only alongside part of the River Adur (which is within Flood Zones 2 and 3) and to identify the requirement for Sustainable Drainage Systems.

## Site Specific Allocations of Land (2007)



### Warnham and Wealden Brickworks, Horsham

- 3.44 The Warnham and Wealden Works have operated from the existing factories since the 1960s and 1980s on the site of former brickworks dating back from the early 19th Century. The brickworks lie on the northern edge of Horsham town, adjacent to the Arun Valley railway line. The site is accessed off the A264 Horsham bypass via Langhurstwood Road. The current site forms a complex of industrial manufacturing and storage areas on a site of around 25 hectares with significant areas of other land that serves the industrial complex. The clay pits that were excavated for brick manufacture have been used for landfill; one area has been restored although landfilling is continuing to the north.
- 3.45 The Wealden Works has reached the end of its economic life, which combined with the increasing automation of the brick making process and rationalisation in the industry generally resulted in the company's decision to close the plant in Spring 2005. This has resulted in around 14 hectares of the site being underused or vacant. It is considered appropriate therefore, to examine the future of this site in this Site Specific Allocations of Land document.
- 3.46 This extensive area of 'brownfield' land currently lies outside any built up area as defined in the adopted Core Strategy (2007). It is proposed, however, that despite this policy framework, because of the largely industrial nature of the site, which has existed in this location for many years, and the fact that the site is relatively contained in the landscape, an exception could be made if the site is redeveloped for employment use on a comprehensive basis, including the retention of the remaining brickworks on the site as an important local employer.
- 3.47 A range of employment uses might be acceptable in this location, particularly those which are difficult to accommodate satisfactorily in more prominent locations. For example, significant requirement has been identified in the market for distribution facilities to serve the area. Such facilities require a location close to the strategic road network and within a location that allows a controlled and high quality environment. It is considered that this site is potentially well located to meet such requirements, provided the scale of development is appropriate. At least part of the site could, therefore, contribute towards this District's employment floorspace requirements, as set out in the Core Strategy in Core Policy CP10.
- 3.48 In addition, part of the site has been identified in the West Sussex Waste Local Plan: Revised Deposit Draft as being suitable for the potential location of permanent built waste management facilities, for the collection, sorting, transfer, treatment or recovery of waste, thereby



## Site Specific Allocations of Land (2007)

reducing reliance on future landfill. Any such provision needs to be carefully examined, including the potential use of rail, to transport waste to and from the site. It is considered that there are potential benefits in terms of sustainable development by integrating waste recycling with waste disposal in the adjacent area, of those wastes that cannot be recycled. Furthermore, a comprehensive redevelopment would have the potential to maximise the sustainability of the scheme by, for example, using the existing turbines used for power generated from the landfill gas to provide power to any new employment uses at the site in addition to that currently supplied to the brickworks. An integrated waste management facility as part of wider, comprehensive proposals may, therefore, be the most appropriate way forward.

- 3.49 A dormant mineral permission for the extraction of clay exists on the land on which the buildings stand. The practicality of implementing the permission should be fully investigated before any detailed redevelopment proposals for Warnham and Wealden Brickworks are submitted.
- 3.50 It is important that any redevelopment of the Warnham Brickworks site should provide significant visual improvements in terms of the rationalisation of buildings but also in the overall design of any new development. This will ensure that it respects and enhances the overall environment of the site and the surrounding countryside and protects as far as possible the amenities of the local countryside.
- 3.51 Buildings of industrial archaeological interest have been identified in the north-western corner of the site, including former brick kilns, drying tunnels and a brick making stud. These buildings should be fully recorded before the start of the development.



## Site Specific Allocations of Land (2007)

### POLICY AL 14

#### Warnham and Wealden Brickworks, Horsham

Land amounting to around 24.4 hectares at Warnham and Wealden Brickworks is proposed for a comprehensive redevelopment mixed use scheme to include:

- a. the retention and rationalisation of the Warnham brick making factory;
- b. consider the provision of a new waste management facility;
- c. the provision of employment floorspace for B8 (Storage) and B2 (Industrial) uses;
- d. the retention of the existing power generation plant served by the adjacent landfill; and
- e. the preservation (either in situ, by conversion, or by comprehensive record) of structures of industrial archaeological interest on the site.

Development should provide any necessary transport and infrastructure improvements, including exploring the potential for sustainable transport opportunities. Development proposals to be set out in a development brief and any application for development, under the Town and Country Planning (Environmental Impact Assessment) Regulations 1999, should be accompanied by an Environmental Impact Assessment and should seek to maximise the potential for environmental (including landscape and biodiversity) enhancements in this area. Development proposals should also be accompanied by a comprehensive contamination risk assessment of possible contamination and identification of remediation works.



## Site Specific Allocations of Land (2007)

### Sites for other uses

- 3.52 A number of other sites are identified for the development of a variety of other uses. Some of these policy objectives were articulated in the Horsham District Local Plan (1997) and are long term policy provisions that will not necessarily be achieved in the period to 2018. Nevertheless, it is considered important to include these policies as they contribute towards the provision of a comprehensive policy approach to development in Horsham District.

### Centre of Rural Excellence at Brinsbury

- 3.53 Brinsbury Campus is part of Chichester College, set in an estate of 250 hectares; its current facilities include a commercial farm with cattle, sheep, pigs and arable enterprise, a thriving vineyard, a conference centre, a restaurant and shop, greenhouses (commercial horticulture is concerned with crop production and include protected cropping, hardy nursery stock and fruit and vegetable production). The site adjoins Stane Street Roman road which is an archaeologically sensitive area. The Brinsbury Campus has strong links with the relevant industry sectors and can provide students with the skills, knowledge and experience that they need to progress. The College is a Centre of Vocational Excellence in a number of areas including Rural Business Management Training, Horticulture and Rural Construction and is looking to develop its 'Excellence' package further.
- 3.54 Policy AL15 and the Proposals Map identify the Brinsbury Campus as a location where the development of new and/or extended uses, which may include new buildings, may be acceptable in pursuit of the objective of creating a Centre of Rural Excellence. The intention is to enable the College to develop its facilities in order to ensure the Campus' viability for rural land-based education. Growth of the College in accordance with this principle, which could include businesses operating in collaboration with the College, would increase opportunities for education and training. Developing the Brinsbury Campus as a centre of rural excellence would enable considerable potential gains for the College in the form of vocational training for students.
- 3.55 Although the site is in a rural location, detached from a full range of services and facilities, it has good access to the road network via the A29 and could potentially have improved public transport links via Pulborough and Billingshurst railway stations.
- 3.56 College transport is already provided to the two stations and the development of the Campus should include sustainable transport choices linked in with the college.

## Site Specific Allocations of Land (2007)



3.57 The nature of this site for a Centre of Rural Excellence would require sensitive design and development and should have regard to the rural location of the campus. Nevertheless, it is considered that there are considerable benefits to be gained for the College and its students.

### POLICY AL 15

#### Centre of Rural Excellence at Brinsbury

Developments in support of the expansion and enhancement of Chichester College Brinsbury Campus as a Centre of Rural Excellence will be permitted solely in order to ensure the Campus' financial and educational viability for rural land-based education, and provided any proposals meet the following requirements:

- a. careful siting and design of all buildings and associated facilities;
- b. the introduction of sustainable transport systems linked in with the Campus;
- c. appropriate access provision from the A29;
- d. compliance with the financial and educational viability tests as set out in a Supplementary Planning Document;
- e. an archaeological investigation of the site for any proposals for development adjoining Stane Street; and
- f. a specific flood risk assessment to refine the need for open space provision only alongside the watercourse running through the site (which is within Flood Zones 2 and 3) and to identify the requirement for Sustainable Drainage Systems.

Development should reflect the rural location of the Brinsbury Campus and be related to the objectives of the Centre of Rural Excellence with regard to land-based education and training and the linkages with rural enterprises. Development should not detract from the rural environment, and should include provision for landscape enhancement. A Supplementary Planning Document will be prepared in order to provide details of the Policy's principles and approach to the Campus area. Appropriate planning applications will, under the Town and Country Planning (Environmental Impact Assessment) Regulations 1999, be accompanied by an Environmental Impact Assessment.



## Site Specific Allocations of Land (2007)

### Jengers Mead, Billingshurst

3.58 Jengers Mead includes a variety of shops as well as some residential use however, the main car parks in Billingshurst are on land adjacent to the library. It has long been an aspiration of the Council to provide a vehicular link between the two to improve the overall usage of the car parks and to allow more direct pedestrian access to local facilities. The Horsham District Local Plan included a policy (BL7) which allocated land for such a link.

#### POLICY AL 16

##### Jengers Mead, Billingshurst

**Land is allocated to provide a vehicular/pedestrian link between Jengers Mead and Billingshurst Library car parks.**

### Fire Station, Southwater

- 3.59 There is a long standing commitment to the provision of a new fire station in Southwater. The Horsham District Local Plan identified (in Policy SQ3) land off Andrews Lane as part of the redevelopment of the village centre. This has been difficult to retain in the design of the new village centre and further discussions with the fire service have established that their preferred location would be on land to the north of Southwater, within the new business park with a direct access for the emergency vehicles onto the Worthing Road.
- 3.60 If the requirement for a new fire station remains, the Council will make its best endeavours to provide a suitable site in this location, which may require the use of compulsory purchase powers in order to assemble the necessary land. There is a possibility, however, of the provision of a larger regional facility elsewhere in the Horsham area, which may negate the requirement for a local fire station at Southwater. If that is the case, the allocated land should be made available for business use.



## Site Specific Allocations of Land (2007)

### POLICY AL 17

#### Fire Station, Southwater

A site of 0.2 hectares of land off Wilberforce Way is allocated for a new fire station incorporating buildings, car parking and a drill yard with a direct access for emergency vehicles onto Worthing Road. If the need for a new fire station ceases to exist in the plan period, the allocated land will be made available for business use.

#### Meadowside, Storrington

- 3.61 It has long been an aspiration of the Council to provide additional long stay car parking in Storrington at Meadowside. A car park in this location is likely to be used by local residents who currently park on verges, and will also provide long term parking close to the village centre. These places could be used by people working in Storrington which could result in additional short stay car parking spaces being made available in Mill Lane and North Street car parks for shoppers and other local users. The provision of a car park at Meadowside would require a good pedestrian link to the village centre along Hanover Walk.

### POLICY AL 18

#### Meadowside, Storrington

Land amounting to 0.1 hectare is allocated for use as a long term car park.



## Site Specific Allocations of Land (2007)

### Sandgate Park, Sullington

- 3.62 Sand extraction at Sandgate Park is likely to continue well beyond the current plan period to 2018. However, in the light of the potential of this overall area to make a valuable contribution to a variety of recreational facilities a feasibility study was prepared by Land Use Consultants (2000) on behalf of the Council. The study concluded that the concept of the Country Park was both valid and achievable. The study also highlighted the potential for an early phased introduction of the Country Park; the Council will seek to utilise any opportunities to work towards this objective, including through agreeing a timescale for progressing the elements identified and negotiating public access to the restored parts of the site in advance of the final cessation of the sand workings.
- 3.63 Sullington Warren is an SSSI and therefore this status should be respected in any country park proposal. It is therefore suggested that the public use of the Warren should continue to be restricted to informal recreation through the use of the footpaths.
- 3.64 Similarly, the area of mixed woodland, covering approximately 12 hectares that has been actively managed by the Council since 1987, should be protected and enhanced in any future country park strategy. Within this area Countryside Wardens in the Leisure Services Department of the Council have worked closely with the Sandgate Conservation Society in an effort to enhance the amenity and woodland interest of the area. A management plan has been prepared for the site which sets out long term proposals to ensure that the various habitats are safeguarded and enhanced. Such proposals should be incorporated within a Supplementary Planning Document 'planning brief' for the overall Country Park, which the Council would expect to prepare for the area in the longer term, once the basis for moving forward with the implementation of the Country Park is clearer.
- 3.65 There is scope to create a variety of formal and informal recreation uses following sand extraction at Sandgate Park between Water Lane and Hampers Lane. The grading and landscaping process with respect to lagoons in the east of the site has already begun. These areas could be used for informal recreational purposes as well as fishing and water sports such as windsurfing. There is a need for small campsites for "backpackers" within easy reach of the South Downs Way and also a hostel or "bunkhouse" accommodation, providing simple dormitory and self-catering facilities. It is considered that Sandgate Park could provide such facilities given its proximity to the South Downs Way, just half a mile away. Sandgate Park could also be a suitable location for additional active sports provisions such as football pitches.



## Site Specific Allocations of Land (2007)

- 3.66 Angels Sandpit could be incorporated within a Country Park. The site is currently being used for the tipping of inert material in the pit. This will reduce its steep sides and make public access possible.
- 3.67 The former pit east of Hampers Lane has been restored and planted with trees. Policy AL19 allocates this land for public use as part of the provision of a Country Park at Sandgate. This part of the Park could also be used for informal recreational use and would provide a useful link between the Country Park and the Washington Common National Trust land to the east.
- 3.68 In general terms, this area has great potential to become a real asset in the Storrington area in terms of its informal and active recreation and small scale tourist use potential. Although sand extraction may continue for many years yet, and probably beyond the plan period, it is essential that the proposed future Country Park use is not prejudiced by development proposals that inhibit its implementation and that provision is made to encourage proposals that could assist in creating a Country Park as soon as it is practicable to do so.

### POLICY AL 19

#### Sandgate Park, Sullington

The Council will seek to secure the Sandgate Park area, as shown on the Proposals Map, for the formation of a Country Park as soon as it is practical to do so, taking into account the requirements for mineral extraction. Proposals that could assist in the formation of the country park will be encouraged. Development proposals not directly associated with mineral extraction that could prejudice the formation of the Country Park will not be permitted.



## Site Specific Allocations of Land (2007)

### Future need for a new secondary school

- 3.69 The three secondary schools in Horsham are currently operating at near capacity. The proposed development of a strategic location for 2,000 homes west of Horsham as well as the concentration of other types of development in and around the town as a result of Horsham being the most sustainable location for development, will all contribute to a changing demand for secondary school places over the plan period.
- 3.70 The priority for the provision of both secondary school and post-16 education is within the existing three secondary schools in the town and the sixth form college provision. The expectation is that these establishments will continue to receive the necessary funding to extend and improve their premises and facilities. Given the smaller number of children due to transfer from primary schools over the next few years, it is difficult to assess accurately when the need for any additional secondary school accommodation beyond these improvements will be required. The timing of the requirement of any additional secondary school would also rely, in part, on the pace of new development.
- 3.71 When it can be demonstrated that there is a need for a new secondary school, Southwater has been identified as being the most appropriate location in both educational and community terms. This view is supported by the County Council as Childrens Services Authority. These strong educational arguments coupled with the strategic development at Horsham, and possibly Southwater in the longer term, mean that the preferred location for any additional secondary school in Horsham District remains at Southwater. It is not anticipated at this stage however, that the provision of any additional secondary school will be necessary in this plan period. Nevertheless, it will be important to keep the situation under review and to continue to explore the issues relating to the appropriate form of secondary education provision in the Horsham area over the longer term in order to inform the decisions which will need to be taken about investment and future educational developments.

## **Site Specific Allocations of Land (2007)**



### **CHAPTER 4: MONITORING AND IMPLEMENTATION**

- 4.1 This document sets out the proposed land releases, principally for residential development, but also for employment land and other uses. It is important to continue to monitor progress of development, on previously developed land as well as greenfield development. An Annual Monitoring Report (AMR) will be prepared to indicate whether the policy targets are being met, particularly in terms of housing completions but also the delivery of other development provisions. The extent to which it is possible to adjust policy provisions to secure delivery will be examined, including through the preparation of a Reserve Housing Sites Development Plan Document, or whether it will be more appropriate to review this Site Specific Allocations of Land document in accordance with a review of the Core Strategy. An early review of both the Core Strategy and this Site Specific Allocations of Land document are likely, given the need to respond to the provisions of the approved South East Plan. In any case, reviews of the progress of development and where necessary specific allocations, will be undertaken as appropriate to enable us, and our partners, to respond to changing circumstances in the area with an up-to-date spatial plan.
- 4.2 Further details on the progress of the housing policies are set out in the housing trajectory, which can be found in the Core Strategy. The following monitoring table should be read with the housing trajectories associated with this DPD and the Core Strategy and the Sustainability Assessment objectives, indicators and targets. The housing trajectory compares the number of homes provided in the District in the past with the number that are anticipated in the future. The information is updated each year in the AMR. It enables the Council to see whether development is in fact coming forward at a rate that meets the requirement for growth that has been identified for the District.
- 4.3 This Site Specific Allocations of Land document is accompanied by a formal Sustainability Appraisal report, which considers the social, environmental and economic effects of the proposals, particularly in terms of measuring the contribution towards achieving sustainable development.



## Site Specific Allocations of Land (2007)

### CHAPTER 4: MONITORING AND IMPLEMENTATION

#### Site Specific Allocations of Land : Monitoring - Key Indicators

| Policy  | Indicator/Proposed Action  | Targets & Dates   | Responsible Agency                      | References/Comments   |
|---|--|---|---|---|
| AL1<br>Previously Developed Land:<br>Unidentified Sites   | Number of homes and other uses provided on unidentified sites<br><br>Percentage and number of new homes completed on previously developed land | Windfall development on previously developed land completed by 2018   | Private Sector,<br>Housing Associations | Number and scale of development has been predicted in the Urban Housing Potential study               |
| AL2-AL12<br>Larger Scale Previously Developed Land Allocations<br>and<br>Smaller Scale 'Greenfield' Allocations | Number of homes provided, and other uses provided as set out in each site specific allocation  | All developments on larger previously developed land and small scale 'greenfield' sites to be completed by 2018 with some phased up to 2011 | Private Sector,<br>Housing Associations | Subject to proposed phasing of site release and relationship to outcomes of annual monitoring process |

## **Site Specific Allocations of Land (2007)**



| Policy   | Indicator/Proposed Action  | Targets & Dates | Responsible Agency   | References/Comments  |
|--|--|-----------------|--|--|
| <b>AL13</b><br>Shoreham Cement Works                   | Restoration of Shoreham Cement Works with environmental and landscape improvements             | By 2018         | District Council, County Council, Adur District Council, SEEDA, Private Sector | Requires development brief and possibly accompanying EIAs. Need to take account of regeneration and restoration requirements |
| <b>AL14</b><br>Warnham and Wealden Brickworks          | Redevelopment B8 and B2 scheme of some 36,800sq m  | By 2018         | Private Sector, District Council and County Council                            | Requires development brief and accompanying EIA  |
| <b>AL15</b><br>Centre of Rural Excellence at Brinsbury | Develop the facilities in order to ensure the Campus' viability for rural land-based education | By 2018         | Brinsbury College, Private Sector and District Council                         | Supplementary Planning Document required   |



**Site Specific Allocations of Land  
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**CHAPTER 4: MONITORING AND IMPLEMENTATION**

| Policy                              | Indicator/Proposed Action   | Targets & Dates | Responsible Agency                                    | References/Comments  |
|-------------------------------------|---|-----------------|---|--|
| AL16<br>Jengers Mead, Billingshurst | Provision of vehicular link between Jengers Mead and library car park | By 2018         | Private sector<br>District Council and County Council |  |
| AL17<br>Fire Station, Southwater    | Provision of new local fire station                                   | By 2018         | District Council and County Council                   | Requirement may be superseded by provision of regional facility in Horsham area                    |
| AL18<br>Meadowsides, Storrington    | Number of car parking spaces  | By 2018         | District Council                                      |  |
| AL19<br>Sandgate Park, Sullington   | Protection of site for county park                                    | Up to 2018      | District Council and County Council                   | Safeguarding of site until public access can be achieved. Supplementary Planning Document required |

## **Site Specific Allocations of Land (2007)**



### **CHAPTER 5: CONCLUSIONS AND NEXT STEPS**

- 5.1 This document is a key component of the 'portfolio' of documents which comprise the Local Development Framework. It has been prepared and adopted in conformity with the Core Strategy (2007). The Council will now seek to carry through its provisions in accordance with the agreed requirements, including the preparation of more detailed guidance in the form of development briefs where appropriate.
- 5.2 The Council will consider further issues relating to the potential release of additional land for residential development through the preparation of a forthcoming Reserve Housing Sites Development Plan Document. The overall approach to development in the District in the longer term, over the period to 2026, will also be considered in the review of the Core Strategy, in the light of the approved South East Plan.
- 5.3 For further information on the Local Development Framework process, or if you have any queries on this document, please contact a member of the Strategic and Community Planning Department at this Council on 01403 215398, email: [strategic.planning@horsham.gov.uk](mailto:strategic.planning@horsham.gov.uk)



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## Site Specific Allocations of Land (2007)

### GLOSSARY

#### **Affordable Housing**

Housing subsidised in some way for people unable to rent or buy on the open housing market. The definition of 'affordable housing' includes key worker housing and shared ownership homes.

#### **Amenity**

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

#### **Ancillary use**

A subsidiary or secondary use or operation closely associated with the main use of a building or piece of land.

#### **Annual Monitoring Report (AMR)**

Produced by the Council to provide an assessment of the progress made against targets and the performance of policies. The monitoring period is April to March.

#### **Area Action Plans**

Area Action Plans are used to provide the planning framework for areas where significant change or conservation is needed. A key feature of Area Action Plans will be the focus on implementation. They will deliver the planned 'growth' areas and resolve conflicting objectives in the areas subject to the major development pressures.

#### **Area of Outstanding Natural Beauty (AONB)**

A statutory landscape designation, which recognises that a particular landscape is of national importance. The primary purpose of the designation is to conserve and enhance natural beauty of the landscape.

#### **Biodiversity**

The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.



## Site Specific Allocations of Land (2007)

### **Brownfield**

Previously developed land (PDL). In the sequential approach this is preferable to greenfield land. Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously-developed land may occur in both built-up and rural settings. A precise definition is included in Planning Policy Statement 3 'Housing'.

### **Built-up area boundaries**

These identify the areas in the District of primarily built form, rather than countryside. They identify the boundaries of sustainable settlements within which development, normally of brownfield land, may be appropriate, including infilling, redevelopment and conversions in accordance with Government guidance in PPS3 'Housing' and sustainable development considerations including meeting local needs. They do not include a presumption for the development of greenfield land such as playing fields and other open space, as indicated in PPG 17 'Planning for Open Space, Sport and Recreation'. Identified built-up area boundaries do not necessarily include all existing 'developed' areas or imply that any development is necessarily acceptable.

### **Community facilities**

Facilities available for use by the community. Examples include village halls, doctors' surgeries, pubs, churches and children play areas. It may also include areas of informal open space and sports facilities.

### **Compulsory Purchase Order (CPO)**

The power to acquire land for redevelopment which includes development by private developers.

### **Conservation Area**

An area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.

## Site Specific Allocations of Land (2007)



### The Core Strategy

The Core Strategy sets out the key elements of the planning framework for the area. It is comprised of a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework with clear objectives for achieving delivery. Once adopted, all other Development Plan Documents must be in conformity with it.

### Curtilage

The area occupied by a property and land closely associated with that building. E.g. in terms of a house and garden, the garden normally forms the curtilage of the property.

### Development Plan

The statutory development plan is the starting point in the consideration of planning applications for the development or use of land. In future the development plan will consist of Regional Spatial Strategies prepared by the regional planning bodies; and Development Plan Documents prepared by the District Council, with Minerals and Waste Development Plan Documents, prepared by County Councils.

### Development Plan Documents

The Local Development Framework is partly comprised of Local Development Documents. This includes Development Plan Documents within it, which in turn comprise the Core Strategy, Site Allocations, Area Action Plans, Proposals Map, General Development Control Policies.

### Eco-Home

A sustainable, healthy and environmentally friendly home, using sustainable building methods, materials, energy, heating and water conservation methods.

### Ecology

The interactions and relationships between plants, animals and their environment.

### Enabling Development

A development that would normally be rejected as contrary to established policy, but which may be permitted because the public benefits would demonstrably outweigh the harm to other material interests.

### Environmental Impact Assessment (EIA)

A process by which information about the environmental effects of a project is collected, whether by the developer or others, and taken into account by the local planning authority in determining planning applications. Project types which should be subjected to EIA, are listed in the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.



## Site Specific Allocations of Land (2007)

### **General Development Control Policies**

These are policies which set out criteria against which planning applications for development and use of land and buildings will be considered. Such policies will ensure that development accords with the spatial vision and objectives set out in the Core Strategy.

### **Greenfield**

Land which has not been developed before. Applies to most sites outside built-up area boundaries.

### **Habitat**

The natural home or environment of a plant or animal.

### **Hectare**

A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2.5 acres.

### **Horsham District Community Partnership – Community Strategy/ Action Plan**

The documents produced by the Horsham District Community Partnership (see Local Strategic Partnership). The Community Strategy outlines the needs and priorities of the community, and which also shapes the activities of the organisations within the partnerships to fulfil those needs and priorities. The Action Plan identifies the short-term activities and priorities to achieve the visions in the strategy.

### **Independent Examination**

Undertaken on the ‘soundness’ of the Submission Local Development Framework Documents. The examination is held by an independent inspector appointed by the Secretary of State. The final report is binding on the Council. For Development Plan Documents an examination is held even if there are no representations.

### **Infrastructure**

A collective term for services such as roads, electricity, sewerage, water, education and health facilities.

### **Issues and Options preliminary consultation document**

This was the first stage in the production of development plan documents which the Council brings possible issues and options for the District into the public domain, in order to generate responses to aid the development of the ‘Preferred Options’ development documents, which is a statutory stage of the Local Development Framework preparation for the District.



## Site Specific Allocations of Land (2007)

### **Local Development Document**

The Local Development Framework will be partly comprised of the Local Development Documents, prepared by the District Councils. These documents include the Statement of Community Involvement; Supplementary Planning Documents; and Development Plan Documents (being the Core Strategy, Site Allocations, Area Action Plans, Proposals Map, General Development Control Policies).

### **Local Development Framework**

The Local Development Framework is not a statutory term, however it sets out, in the form of a 'portfolio/ folder', the Local Development Documents which collectively deliver the spatial planning strategy for the local planning authority's area. The Local Development Framework will be comprised of Local Development Documents, and Supplementary Planning Documents. The Local Development Framework will also include the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.

### **Local Development Scheme**

This is a public statement of the Council's programme for the production of Local Development Documents. The scheme will be revised when necessary. This may either be as a result of the Annual Monitoring Report which should identify whether the Council has achieved the timetable set out in the original scheme or if there is a need to revise and/or prepare new local development documents.

### **Masterplan**

A document outlining the use of land and the overall approach to the design and layout of a development scheme in order to provide detailed guidance for subsequent planning applications.

### **Material consideration**

A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

### **Mitigation measures**

These are measures requested/ carried out in order to limit the damage by a particular development/ activity.

### **Planning Policy Guidance Notes (PPG)/ Planning Policy Statements (PPS)**

Central Government produce Planning Policy Statements, replacing Planning Policy Guidance Notes which direct planning in the country.



## Site Specific Allocations of Land (2007)

### Preferred Options

This stage of preparing documents takes into account the communities comments, having regard to them in the preparation of the final Development Plan Document. The intention is to provide sufficient information to ensure that people can understand the implications of the Preferred Options. The aim of the formal public participation on the Preferred Options stage is to give people the opportunity to comment on how the local planning authority is approaching the preparation of the particular Development Plan Document and to ensure that the Council it is aware of all possible options before it prepares the final 'submission' Development Plan Document which is the next stage in the process.

### Previously Developed Land (PDL)

(See *Brownfield*.)

### Regional Planning Guidance (RPG)/ Regional Spatial Strategies (RPS)

Central Government produces Regional Planning Guidance Notes, to be replaced by Regional Spatial Strategies which direct planning in the Regions. Current Regional Planning Guidance for the South East (RPG9) covers the period up to 2016 setting the framework for the longer term future.

### Remediation works

The work needed to raise the quality of land to an acceptable level before it is used or developed. For example, contaminated land may need pollutants removing.

### Sequential Approach

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.

### Settlement Hierarchy

Settlements are categorised in a hierarchy based on the services and facilities in the settlement. Category 1 settlements are towns and villages with a good range of services and facilities, as well as some access to public transport. Category 2 settlements have a more limited level of services. Other settlements that have few facilities and services are therefore felt to be unsustainable locations for any growth and are not given a settlement hierarchy category.



## Site Specific Allocations of Land (2007)

### Settlement Sustainability and Greenfield Site Allocations Study

A study undertaken by independent consultants on behalf of the Council. It examined travel to work patterns and the provision of services and facilities in different settlements across the District. The results of this work was used to assess the sustainability of different towns and villages in the District, and therefore help the Council decide on the most suitable locations for smaller greenfield developments.

### Site of Special Scientific Interest (SSSI)

A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its wildlife or geology.

### South East Plan

The Plan is being prepared by the South East England Regional Assembly (for approval by the Secretary of State) between now and 2008. It will set out a vision for the region through to 2026, focusing on improvements that are needed to ensure the region remains economically successful and an attractive place to live. Important issues such as housing, transport, economy and the environment will be addressed. Once approved it will become a legal document that local authorities and other Government agencies in the region will have to follow.

### Spatial Planning

Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.

### Stakeholders

Groups, individuals or organisations which may be affected by or have a key interest in a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

### Statement of Community Involvement

This sets out the standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents and planning applications. The Statement is a clear public statement enabling the community to know how and when they will be involved in the preparation of Local Development Documents and how they will be consulted on planning applications.



## Site Specific Allocations of Land (2007)

### **Statement of Compliance**

A report or statement issued by the local planning authority explaining how they have complied with the Town and Country Planning Regulations 2004 and their Statement of Community Involvement during consultation on Local Development Documents.

### **Statutory Development Plan**

The Development Plan for an area which has been taken to statutory adoption. In other words, it has been through all the formal stages and has been approved by the relevant Government office and adopted by the Council.

### **Strategic Locations**

Broad locations for major mixed-use development, including housing, identified within the West Sussex Structure Plan 2001 -2016. The precise locations and boundaries, mix of uses, and phasing of development to be identified in the relevant local plan i.e. in this District the Horsham District Local Development Framework.

### **Strategic Road Network (SRN)**

A road network designated in the West Sussex Structure Plan, comprising of the M23 motorway, the trunk roads, and some other class A roads of more than local importance. These are the main routes which are best able to cater for trips starting or ending outside West Sussex.

### **Structure Plan**

Sets out the County Council's general strategy, policies and main proposals for land use and transport over a period of about 15 years. Consists of a statutory written statement (the policies) and key diagram together with non-statutory explanatory memorandum. Under the new planning system, structure plans will no longer be prepared and strategic planning will take place through the preparation of statutory regional spatial strategies which will replace regional planning guidance.

### **Submission**

The final stage in preparation of Development Plan Documents and the Statement of Community involvement. The documents are sent to the Secretary of State and an Independent Examination will be held.



## Site Specific Allocations of Land (2007)

### **Supplementary Planning Guidance/ Supplementary Planning Documents**

Where prepared under the new planning system, Supplementary Planning Documents will be included in the Local Development Framework and will form part of the planning framework for the area. Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies in a Development Plan Document.

### **Sustainable Development**

In broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out five guiding principles for sustainable development in its strategy "*Securing the future - UK Government strategy for sustainable development*". The five guiding principles, to be achieved simultaneously, are: Living within environmental limits; Ensuring a strong healthy and just society; Achieving a sustainable economy; Promoting good governance; and Using sound science responsibly.

### **Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA)**

The Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability appraisal is a systematic appraisal process. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.

### **Test of Soundness**

Please refer to the guidance booklet produced by Horsham District Council 'How to Make Effective Representations'.

### **Transport Assessment**

An assessment of the availability of, and levels of access to, all forms of transportation. It also includes an assessment of the impact of development on the transportation network.

### **Tree Preservation Order (TPO)**

A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value which maybe under threat.



## Site Specific Allocations of Land (2007)

### **Urban Housing Potential Study 2004-2016**

A paper produced that considers the potential of underused, vacant and derelict sites, and assesses the scope for reusing existing buildings for housing. There will be continued detailed monitoring of unidentified sites coming forward, and the document will be updated if the position changes, as and when required.

### **Village or Parish Design Statements (VDS)**

The VDS is written by the relevant local community and includes a thorough consultation and community involvement process. It describes the character of a village or parish including its countryside or landscape setting, the form of the settlement and the characteristics and details of the buildings and spaces within the village. The VDS in the form of design guidance helps to inform planners, developers and other interested parties about the important characteristics of the village, as determined by that community, and will influence new development. If adopted by the District Council as Supplementary Planning Guidance / Document it will become a material consideration in the determination of a planning application.

### **Waste Local Plan**

A statutory development plan prepared (or saved) by the waste planning authority (West Sussex County Council) under transitional arrangements before the production of a Minerals and Waste Local Development Framework. The Waste Local Plan sets out policies in relation to waste management and related developments.

### **Windfall site**

A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context. They tend to be very small sites for one or a small number of homes.