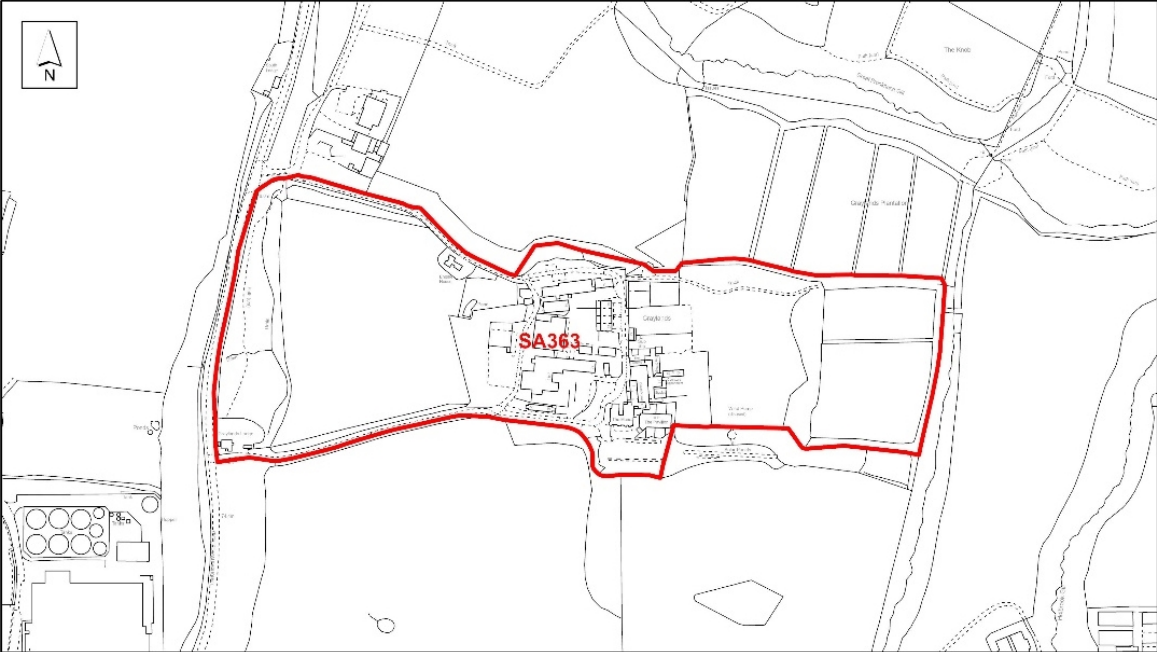


# Sites Identified for Potential Allocation for Employment Development

## North Horsham

<b>Site Name:</b> Land at Graylands Estate	<b>SA363</b>									
<b>Site Map:</b>										
										
<p style="text-align: center;"><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 1RL          Barbara Chilios : Director of Place</p> <p style="font-size: small;">Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence. AC0000820204</p>	<p><b>North Horsham</b></p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="width: 33%;">Reference No :</td> <td style="width: 33%;">Date : 17 October 2023</td> <td style="width: 33%;">1:4,000 at A4</td> </tr> <tr> <td>Drawing No :</td> <td>Drawn :</td> <td>Checked :</td> </tr> <tr> <td colspan="3" style="text-align: right;">Revisions :</td> </tr> </table>	Reference No :	Date : 17 October 2023	1:4,000 at A4	Drawing No :	Drawn :	Checked :	Revisions :		
Reference No :	Date : 17 October 2023	1:4,000 at A4								
Drawing No :	Drawn :	Checked :								
Revisions :										

**Site Assessment Conclusion:**

The centre of this site is a thriving managed employment area. The North Horsham strategic allocation lies to the south and the site has the potential to provide additional local employment options for new residents moving to the new strategic development.

It is considered the western field has potential for allocation for employment subject to appropriate regard to a number of issues such as the provision of a buffer and enhancement to the Ancient Woodland, landscape mitigation measures, biodiversity and the nearby SSSI and LWS, Archaeology, Warnham Brickworks Major Hazard buffer zone, and provision of sustainable transport links. It would form an extension to the existing Graylands Estate which is a managed employment / mixed use area and a proposed Key Employment Area. This would provide additional employment opportunities for new residents in the North of Horsham area.

The western parcel is recommended for allocation for employment uses, but the eastern parcel is not recommended for allocation for any type of development. It is not considered that any part of the split site should be allocated for residential (in full or as part of a mixed-use allocation) given its relatively isolated location, the surrounding uses and landscape sensitivities and taking account of the significant land area already allocated for residential to the south. Nor is it considered the eastern field, promoted for mixed use, should be allocated for employment

because an increase in employment in this location could undermine the viability and delivery of the western field which connects better with the existing employment at Graylands Estate and access arrangements.

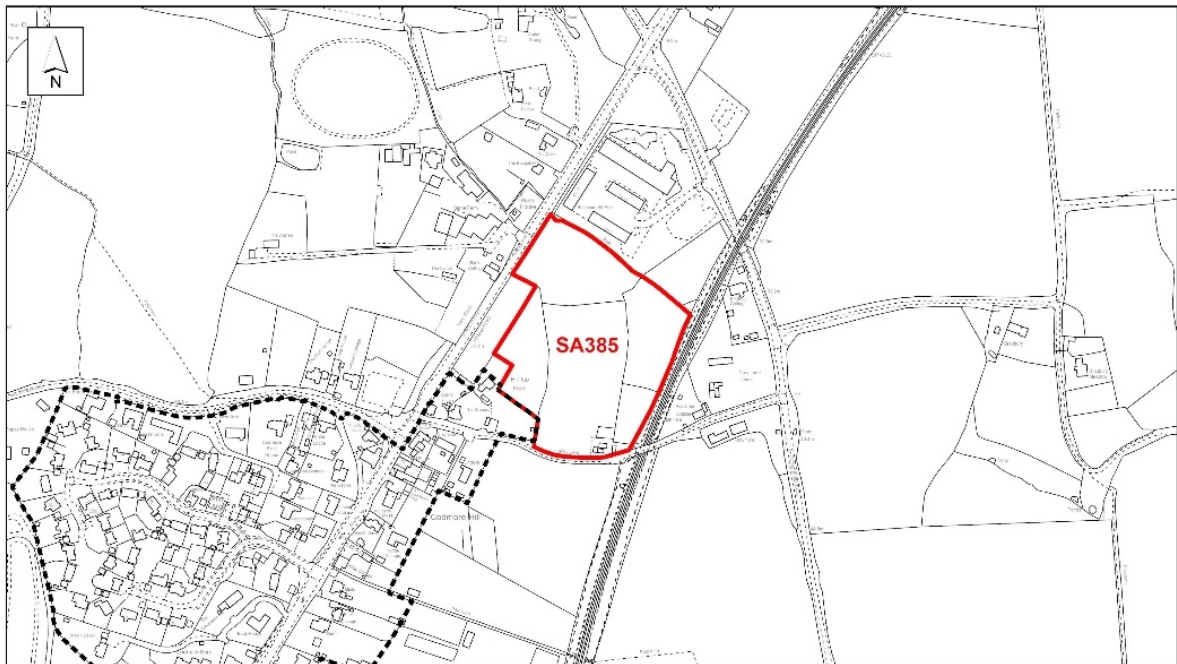
**Existing Floor Space / Area:** 754.43 sq. m.

**Estimated Additional Floor Space / Area:** up to 3.2 ha / c.9,025sqm

# Pulborough

**Site Name:** Land South of Broomers Hill Business Park SA385

**Site Map:**



<p><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 1RL          Barbara Childs : Director of Place</p>	<p>Pulborough</p>		
<p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820204</small></p>	<p>Reference No : Drawing No :</p>	<p>Date : 17 October 2023 Checked :</p>	<p>1:1,000 at A4 Revisions :</p>

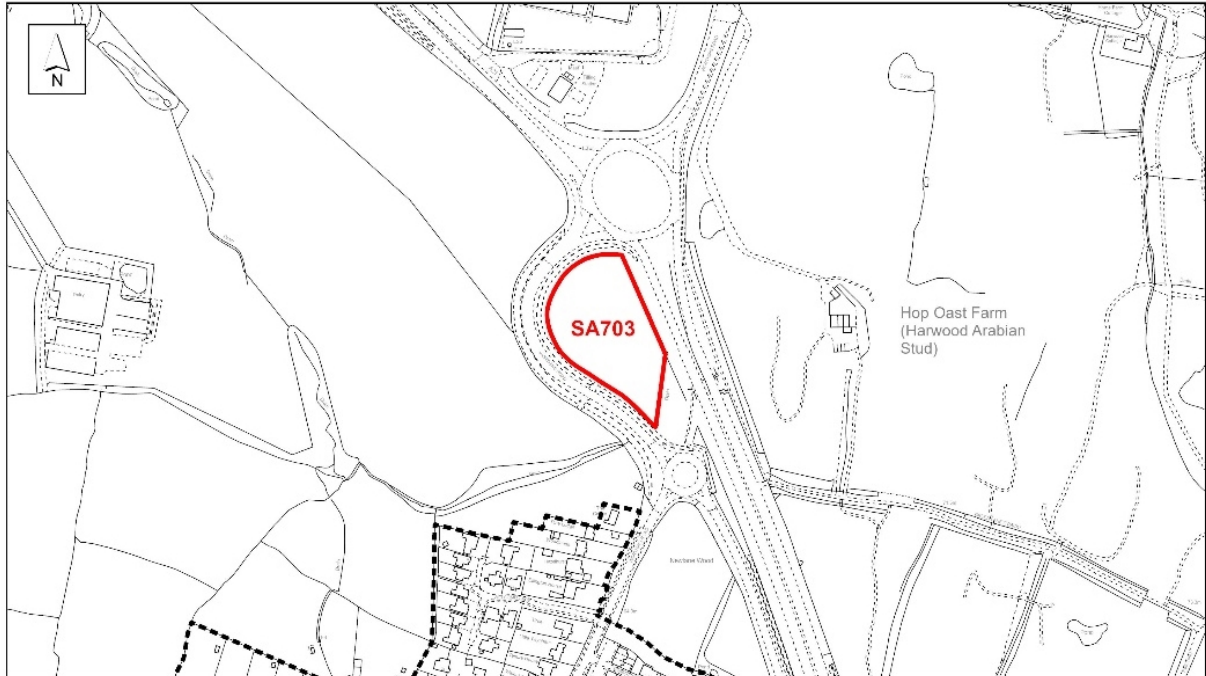
**Site Assessment Conclusion:** The site is recommended for allocation. The site adjoins the settlement of Codmore Hill to the south and the existing Broomers Hill Business / Industrial Park to the north. The site has been identified in the post examination Pulborough Parish Neighbourhood Plan as an employment allocation for business expansion. The Neighbourhood Plan’s Referendum is held in abeyance due to Water Neutrality and impact on the Habitats Regulations Assessment (HRA). Allocation would enable the expansion of Broomers Hill Business / Industrial Park and increase employment opportunities in Codmore Hill and within the southern part of Horsham District. It is considered the site has potential for allocation for employment subject to appropriate regard to a number of issues such as landscape mitigation, biodiversity and bat sustenance zone, and sustainable transport.

**Existing Floor Space / Area:** 0 ha  
**Estimated Additional Floor Space / Area:** 2.7 ha / 7,000sqm

# Southwater

**Site Name:** Land South West of Hop Oast SA703  
**Roundabout**

**Site Map:**



<p align="center"><b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 1RL          Barbara Childs - Director of Place</p>		<p align="center"><b>Southwater</b></p>	
<p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence. AC0000820204</small></p>		<p>Reference No :</p>	<p>Date : 17 October 2023</p>
<p>Drawing No :</p>	<p>Drawn :</p>	<p>Checked :</p>	<p>Revisions :</p>

**Site Assessment Conclusion:** The site is a large agricultural field enclosed and surrounded by the A24 and the main access road to the north of Southwater. The surrounding roads give the site an urbanised character and there are no known overriding landscape impacts which would prevent allocation of the site. However suitable screening would need to be provided. Southwater benefits from a made neighbourhood plan (made 23 June 2021) and policies within the plan carry full weight.

The site is recommended for allocation for employment subject to appropriate regard to a number of issues such as the creation of safe vehicle/pedestrian/cycle access and highway impacts on the nearby junction, landscape screening, minerals safeguarding, biodiversity and impact on nearby Ancient Woodland and TPO, and the potential impacts from surface water and wastewater on the Upper Arun SSSI and the scope for mitigation.

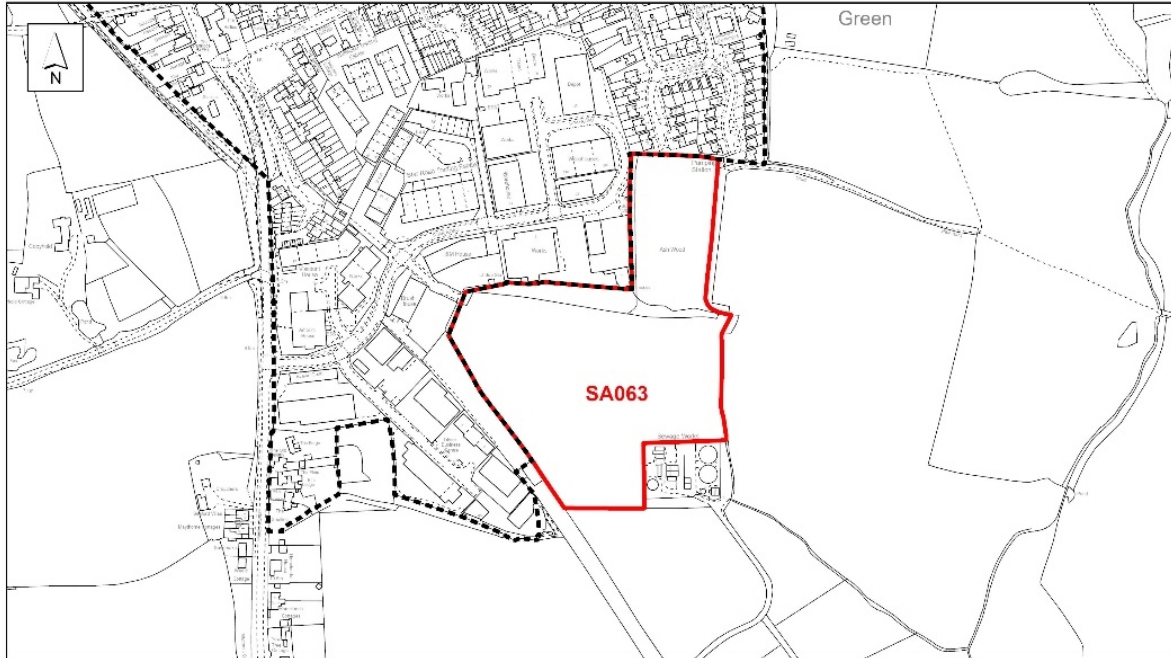
**Existing Floor Space / Area: 0**

**Estimated Additional Floor Space / Area: 1ha / 3,000 sqm**

# West Grinstead

**Site Name:** Land South of Star Road Trading Estate      SA063

**Site Map:**



**Horsham District Council**

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

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Partridge Green

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**Site Assessment Conclusion:**

The site is recommended for allocation for employment subject to appropriate regard to a number of issues such as minerals safeguarding, odour assessment, provision of an off-road link to the Downs Link, biodiversity, and also access, retention / enhancement and buffer around the Ancient Woodland (which is also protected by a Tree Preservation Order), sewerage treatment works, major hazard sites and underground high pressure gas pipeline. It is not considered suitable for housing due to the constraints and the potential adverse impacts from noise and nuisance from the existing trading/industrial estate and sewerage treatment works. West Grinstead benefits from a made neighbourhood plan (made 23 June 2021) and the allocation of the site would align with Aim 2 in the Neighbourhood Plan to relocate existing business uses on Huffwood Trading Estate to the site.

**Existing Floor Space / Area: 0**

**Estimated Additional Floor Space / Area: 3.8 ha (c.9,000sqm)**

## Sites Rejected for Employment Allocation.

Settlement:	Ref:	Site Name:	Conclusion:
Ashington	SA077	Land at East Wolves Farm	The site is not recommended for employment allocation in the local plan review. The location of the site is detached and separated from the main village of Ashington by the A24, which forms a clear physical barrier between the site and the settlement. This proposal would be poorly related to Ashington village in form and function. The scale of development proposed would have a significant impact on the wider open countryside and would be detrimental to the rural character of the locality. It would also be of a scale that could have a significant impact upon the recognised Functional Economic Market Area (FEMA) and beyond that could affect the viability of existing employment areas. There are a number of sites proposed for employment which are more appropriately located in terms of the development hierarchy and creation of sustainable communities, and should therefore come forward prior to the consideration of the need for this site. Ashington Neighbourhood Plan was made on 23 June 2021 and whilst it allocates sites it does not include this site.
Ashington	SA817	Land West of Malthouse Lane	The site is not recommended for employment allocation. It is recognised that this site is located adjacent to an existing employment area, however, the land is not well related to the existing development in landscape terms or configuration. It would extend the built form of development north, leading to urbanisation in an area which lies in the countryside and has a rural character despite the A24 to the east of the site. The site is also detached from the settlement boundaries of Ashington and Washington. Ashington Neighbourhood Plan was made in June 2021 and does not seek the allocation of the site.
Billingshurst	SA623	Land at Andrews Hill, Billingshurst	The site is not recommended for employment allocation for a number of reasons including its location and configuration in relation



Settlement:	Ref:	Site Name:	Conclusion:
			<p>to the settlement of Billingshurst. Development would create linear urbanising / ribbon development in the countryside. There are a number of sites proposed for employment in Billingshurst which are more appropriately located in terms of the development hierarchy and creation of sustainable communities, and should therefore come forward prior to the consideration of the need for this site. The Billingshurst Parish Neighbourhood Plan was made in June 2021 and does not include any development allocations.</p>
Billingshurst	SA573	Land at Hilland Farm North (Employment)	<p>The site is not considered suitable for employment allocation for a number of reasons. It lies within the countryside buffer surrounding the recent urban extension to Billingshurst and beyond the recently extended built up area boundary as depicted in the Billingshurst Neighbourhood Plan (made in June 2021). The new A272 link road and pylons / power lines reinforce the sites separation from the urban area. The topography largely disconnects the site from the employment site under construction to the north. There is a lack of evidence demonstrating there is a need for additional employment in this location. The Neighbourhood Plan does not include any development allocations.</p>
Billingshurst	SA819	Rosier Business Park	<p>It is recommended that the core 'employment' section of this site be designated as a new Key Employment Area. It is not considered the site be specifically allocated for employment given the general support for expansion via the employment policies and the overlapping proposed 'Land East of Billingshurst (Little Daux)' strategic allocation which seeks the delivery of 0.5ha employment and enables regard to the future land uses in the area to be considered comprehensively.</p> <p>As raised in the representations from Natural England any intensification / development would need to consider the impacts from surface and waste water on the Upper Arun SSSI together with the scope for mitigation, and its potential to impact functionally linked land associated with The Mens SAC. Regard should be given to Natural England's draft protocol for the Sussex Bat SACs.</p>

Settlement:	Ref:	Site Name:	Conclusion:
			<p>Appropriate regard to a number of other issues would also be required, such as, the Listed Rosier Farmhouse, Archaeological Notification Areas, biodiversity and bat sustenance, minerals safeguarding, intermediate pressure gas pipeline, traffic and sustainable transport including links to the village centre and train station.</p>
Horsham	SA570	Land South of Hilliers Garden	<p>The site is not considered suitable for employment allocation for a number of reasons including the pylons, access and uncertainty over its availability and deliverability for employment given the promoter primarily seeks housing. The sites proximity to Horsham Town and some existing commercial uses suggests some potential as an employment site, however, its configuration sits uncomfortably with the built up area boundary of Horsham. In addition, development would be hindered by a number of issues such as those relating to Ancient Woodland, amenity impacts upon the adjacent dwellings, and the public right of way. For the avoidance of doubt, the site is also not considered suitable for residential or mixed use development.</p>
Pulborough	SA677	Land at Toat Café and Whitelands (part of the site)	<p>Part of the site, the eastern field area which contains the brownfield 'Toat Café' site, has been identified in the emerging Pulborough Parish Neighbourhood Plan as an allocation for commercial uses (in Use Classes B2, B8, C1, E, F1, motor sales showroom and leisure parkland). The Neighbourhood Plan has been subject to Examination and the examiner concluded it should proceed to referendum subject to specified amendments. This has been held in abeyance due to the requirements of Water Neutrality. It is therefore considered that the allocation of this part of the site should be determined via the Neighbourhood Planning process.</p> <p>The rest of the site is greenfield and is not recommended for allocation. The site lies within the countryside in a relatively isolated rural location, unrelated to any settlement edge. It is therefore not considered appropriate for residential or employment development.</p>
Pulborough	SA830		<p>The site is not recommended for employment allocation for a</p>



Settlement:	Ref:	Site Name:	Conclusion:
			<p>number of reasons including its location and configuration in relation to the built-up area boundary of Codmore Hill and its separation via a road from the existing Broomers Hill Industrial Park. Its development would create linear urbanising /ribbon development in the countryside. In addition to this, when regard is given to the site promoted to the south of Broomers Hill Industrial Park and identified in the emerging Pulborough Parish Neighbourhood Plan as an employment allocation, it is considered there is a lack of evidence to demonstrate there is a need for further employment in this location or to demonstrate it won't have a negative impact upon the viability of expansion to the south of the Industrial Park.</p>
Shingley	SA644/SA645	Land North and South of Buck Barn Services	<p>This site is not recommended for employment allocation for the reasons detailed which include the impact upon the rural character of the area, access and the impacts upon traffic and provision of sustainable transport, and the impact upon employment needs, settlement hierarchy and creation of sustainable communities. The site lies in an area covered by Shingley Parish Neighbourhood Plan, which was made on 23 June 2021 and does not include development allocations.</p>
Slinfold	SA102	Land North of Lower Broadbridge Farm, Slinfold	<p>The site is not considered suitable for employment allocation for a number of reasons including potential impact upon heritage assets and minerals, access, and the speculative nature of the employment, which lacks appropriate evidence that there is a need for additional employment in this location. The recent application just seeking housing also indicates that this site may not be available for employment.</p>
Slinfold	SA833	Land North and South of Maydwell Avenue	<p>This site is not recommended for employment allocation. Commercial development would result in a significant impact of urbanisation of the landscape beyond the confines of Slinfold. It could also undermine the viability of the employment allocation, which is yet to be delivered, within the North of Horsham's strategic site. There is a lack of evidence to demonstrate additional employment in this location is needed. It is on the other hand considered the employment and environmental policies</p>

Settlement:	Ref:	Site Name:	Conclusion:
			appropriately enable growth of employment beyond the boundaries of the existing KEAs in a manner that is in keeping with the area.
Southwater	SA626	Land West of Hop Oast	This site is not recommended for employment allocation. Although close to the major road network, there is currently no direct access to the site and further work would be required to understand if this could be achieved. The site is also bisected by a high pressure gas main which can limit the amount of development which can take place in the easements along these pipelines. The site also forms part of a wider mixed use promoted scheme considered within SA784. There is some uncertainty as to whether the site remains available.
Warnham	SA325	Land at Westons Farm	<p>This site is not considered recommended for employment allocation. Overall the site is large in scale, but the form of the site would lead to urbanisation of the landscape beyond the immediate confines of Horsham and the new development under construction at North of Horsham, and lead to coalescence with Warnham. Environmental impacts, including flood risk, are likely. Although new access to the site could potentially be delivered from the A24/A264 roundabout, via a proposed additional lane, mitigation of impacts on highways safety and the cumulative traffic impact with new development and programmed road upgrades in the area have not been sufficiently evidenced. Without improvements in local bus services the site is likely to be accessed predominantly by private motor vehicles as it is some distance from Horsham town and train services are at best hourly from Warnham Station. The impacts of this large site upon the viability of the employment within the North of Horsham strategic allocation under construction, along with other impacts such as traffic, are judged as unfavourable.</p> <p>The unique requirements of the proposed first phase occupants for faith-related activities are noted. However, these are not considered to outweigh the current issues considered above. The site is not considered suitable solely for a faith facility due to its rural location and lack of sustainable transport modes for the community it would</p>

Settlement:	Ref:	Site Name:	Conclusion:
			<p>serve. The site is covered by the Warnham Neighbourhood Development Plan (made 26 June 2019) which identifies a rectangle of land in the northeastern corner as a car park site for Warnham Station.</p>
Warnham	SA842	Land North of Station Road	<p>The site is not recommended for employment allocation due to a number of reasons including potential harmful impact upon the viability of existing / proposed employment in the area, access and transport impacts, urbanisation and coalescence.</p> <p>The site is covered by, but is not allocated for development in, the Warnham Neighbourhood Development Plan (made 26 June 2019).</p>