

**Horsham District Council**

**Draft Brownfield Sites Register**

**October 2017**

## CONTENTS

## 1.0 Introduction

- 1.1 The Government is seeking to maximise the numbers of new homes built on brownfield land. The Town & Country Planning (Brownfield Land Register) Regulations, 2017 introduced a duty for local planning authorities to prepare, maintain and publish a register of brownfield land within its area and introduced “permission in principle” (PiP) as a new route to obtaining planning permission for these sites. This document is the draft brownfield land register which Horsham District Council will be publishing for a period of consultation prior to the publication of the final register in December 2017.
- 1.2 The aim of the Brownfield land register is to ensure standardised information and data about brownfield land that is suitable and available for residential development is made available nationally and is kept up-to-date and made publically available. The government envisage that this will improve the quality and consistency of data held by local planning authorities which will provide certainty for developers and communities, encouraging investment in local areas.
- 1.3 Brownfield land registers also offer the potential for granting ‘permission in principle (PiP)’ on suitable sites. Where sites are granted a PiP, it must then be followed by an application for Technical Detail consent to agree the details of the scheme before obtaining full planning permission.
- 1.4 The draft Brownfield Land register for Horsham District has been produced in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017 (hereon in referred to as ‘The Regulations’). These set out the requirements of the Brownfield Land Register and what Local Planning Authorities will be expected to produce. Further information on these requirements is set out later in this document. It should however be noted that Brownfield Land Registers should include all brownfield sites that are suitable for housing development irrespective of their planning status.

## Definition of Previously Developed Land (PDL)

- 1.5 In order to compile the Council’s Brownfield Land Register, the Council has considered that definition of brownfield land would be land which meets the definition of “previously developed land”, as defined in Annex 2 of the National Planning Policy Framework (NPPF). This is defined as follows:

*“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.”*

## 2.0 The Brownfield Land Register Requirements

2.1 Local planning authorities are expected to publish registers of Brownfield land by 31 December 2017, Registers will be in two parts.

**Part 1:** This comprises all brownfield sites that meet the criteria set out in the Brownfield Land Regulations. These sites have been assessed by the local planning authorities as being appropriate for residential development. This list will include sites with current full planning permission, outline planning permission or permission in principle as well as sites without planning permission that meet the criteria.

**Part 2:** This is a subset of the brownfield land register. Part 2 will comprise only those sites in Part 1 that the local planning authority has decided that the land would be suitable for a grant of PIP for residential development. If a site is considered to be suitable for inclusion in Part 2 there are several steps that the legislation requires to be followed. If no sites are considered to meet the criteria for Permission in Principle, the Part 2 of the Brownfield register can be left empty.

2.2 Horsham District Council will publish the final Brownfield Land Registers on our website. This will be in the 'open data' format requested by the government. It is a requirement of the Brownfield Land regulations that the registers are reviewed at least annually to ensure that sites which no longer meet the criteria for inclusion are removed and new sites are assessed and entered if it is appropriate to do so. Windfall sites should be included in the register as part of this process where they meet the brownfield land criteria.

### Criteria for inclusion in Brownfield Land Registers (Part 1)

2.3 Sites included within Part 1 of the Brownfield Land Register are required to meet the following criteria (as set out in Regulation 4 of the 2017 Regulations):

1. **Size:** The site must be 0.25 hectares or larger, or capable of supporting at least 5 dwellings;
2. **Suitable:** The site is considered suitable for inclusion on the register if the land is allocated in a development plan document (e.g. a local plan), has planning permission or PIP for residential development. The land may also be included on the register if the Local Planning Authority considers it suitable for residential development having considered any adverse impact on the natural environment, the local built environment, including heritage assets in particular, local amenity and any relevant representations received (i.e. from third parties);
3. **Available:** Sites are considered to be available for development if either all the owners of the site, or the developer in control of the land have expressed an intention to develop (or sell, in the case of an owners) the site within the 21 days before the entry date on the register and there is no evidence indicating a change to that intention; or the Local Planning Authority considers that there are no ownership or other legal matters that might prevent residential development taking place, having regard to information publically available on the date of assessment and any relevant representations received.
4. **Achievable:** Based on publically available information and any relevant representations received, an achievable site is a site which, in the planning authority's opinion is likely to take place within 15 years of the entry date.

## Brownfield land registers and permission in principle (Part 2)

- 2.4 The inclusion of a site on Part 1 of a register does not mean it will automatically be granted planning permission or permission in principle. It is however possible for Local planning authorities to enter sites on Part 2 of the register which will trigger a grant of permission in principle. Sites suitable for housing-led development can only be included on Part 2 of the brownfield land register only after consultation and publicity requirements, and other procedures set out in the regulations have been met, (including Screening the site against the EIA requirements if necessary), and the Council remains of the opinion that permission in principle should be granted.
- 2.5 Sites listed on Part 2 of the Brownfield Land Register will be granted “permission in principle” (PiP) for housing led development. PiP will settle the fundamental principles of development (use, location, amount of development) for the brownfield site giving developers/applicants more certainty that development can come forward on the site. PiP will be granted for the provision of dwellings falling within the range specified in the relevant entry in Part 2 and for any non-residential development described in the entry.
- 2.6 A developer will not be able to proceed with development, until they have also obtained a *Technical Details consent*. A Technical Details consent will assess the detailed development design, ensuring appropriate mitigation of impacts and contributions to essential infrastructure are secured. Both the permission in principle and the technical details consent stages must be determined in accordance with the local development plan, the National Planning Policy Framework and other material considerations.

## 3.0 The Draft Horsham District Council Brownfield Land Register

- 3.1 This section of the report comprises Part 1 of the draft Brownfield Land Register for Horsham District Council, listing all sites considered to be suitable, available and achievable for residential development in accordance with the criteria listed under Regulation 4 of the brownfield land register regulations. The list includes sites that have already been granted full or outline permission. The list does not indicate which sites may be granted “permission in principle.” The Council will not be publishing entries in Part 2 of the brownfield Register in 2017, but will review the register in 2018 to consider whether any grant of PiP would be appropriate.

### Methodology

- 3.2 A key component of the evidence base for this work is the local authority’s Strategic Housing & Employment Land Availability Assessment (SHELAA) together with planning application data and the Council’s Local Plan documentation. The SHELAA database was used as a starting point to identify sites for inclusion in the HDC Brownfield Land Register. The SHELAA database was interrogated to identify all previously developed land over 0.25ha or considered suitable to accommodate five units. The cut-off date for the search for sites was 7 September 2017. If sites have been submitted to the Council since this date they will not appear in this report but will be considered as part of the consultation or through future iterations of the brownfield register.
- 3.3 A ‘Call for Sites’ specifically in relation to the Brownfield Land Register is not required as HDC has already established a process of identifying sites through the SHELAA process. Landowners and developers should submit sites in accordance with the SHELAA Call for Sites procedure, details of which are available on the Council’s website.  
<https://www.horsham.gov.uk/planningpolicy/planning-policy/housing-land-availability>
- 3.4 Whilst the Council has not undertaken a specific call for sites for this process, the Council has been approached by some agents promoting land for inclusion on the brownfield register in any event. The Council has registered these sites within the SHELAA database, but has additionally considered the sites against the brownfield land criteria to consider whether the site meets the criteria set out in the brownfield Land regulations and has included these where they meet the criteria. Should any further sites be submitted through the consultation process, the Council will undertake the consideration of these sites and will undertake further consultation on the register if appropriate.

### Assessment of Sites

- 3.5 From the list of sites derived from the SHELAA, consideration was given to the sites to ascertain which sites the Council considered to be suitable, available and achievable when considered against the requirements of Paragraph 4 of the Brownfield Land Regulations. A number of considerations were taken into account as follows:

#### *Sites including greenfield and brownfield land*

- 3.6 Greenfield land is not appropriate for inclusion in a brownfield land register. Where a potential site includes greenfield land within the curtilage, the Council has considered whether the site falls within the definition of previously developed (brownfield) land in the National Planning Policy Framework (as set out in para 1.5). Only the brownfield part element of any mixed sites has been included in Part 1 of the register and will subsequently be considered for permission in principle.

### *Cross Boundary Issues*

- 3.7 Brownfield sites that straddle local authority boundaries can be included in Brownfield land registers provided that they have been assessed against the relevant criteria. At the current time no sites spanning local authority boundaries were identified and none are therefore included within the draft Horsham Brownfield Land Register 2017.

### *Assessment of Site Suitability*

- 3.8 In addition to the criteria set out in Regulation 4 which define site suitability, Regulation 14A(7) of the Planning & Compulsory Purchase Act 2004 (as amended by the Housing and Planning Act 2016) also requires that when preparing registers of Land, Local Planning Authorities must also have regard to:

*(a) the development plan (including the HDPF, adopted Neighbourhood Development Plans, SPD's);*

*(b) national policies and advice (e.g. NPPF, Planning Practice Guidance);*

*(c) any guidance issued by the Secretary of State.*

This requirement means that in addition to the site suitability criteria as set out in the regulations, the Policies in the Horsham District Planning Framework and the National Planning Policy Framework are also relevant. When considering sites for inclusion in the brownfield land register a 'policy on' approach has been applied.

- 3.9 A key requirement of the Horsham District Planning Framework is that development takes place in accordance with the development hierarchy set out in Policy 3, together with the settlement expansion policy set out in Policy 4. This requires that in the first instance development is located within towns and villages which have access to services and facilities. The expansion of settlements can take place if sites are allocated in a Local or Neighbourhood Plan and meet a number of other criteria, including being on the edge of a settlement. Sites which do not meet these criteria have therefore been excluded from the brownfield land register.
- 3.10 A further requirement of the Horsham District Planning Framework is the need to protect existing employment land to ensure that there are local jobs available for those who live in the District. The HDPF therefore contains policies which seek to retain employment sites. Brownfield land which is in employment use is therefore generally not considered a suitable location for housing development. This particularly applies to land which is designated as a Key Employment Area in the HDPF.
- 3.11 It is however recognised that there are occasions where employment land has come forward for residential development. Recently this has included prior approvals with the conversion of offices to residential uses. Some parts of employment land have also come forward for housing, such as the Novartis site in Horsham town centre. It is however expected that the remainder of the site will be brought forward for primarily economic uses, and this site has therefore been excluded from the brownfield register at this time.
- 3.12 The policies in the Horsham District Planning Framework, together with the requirements of the NPPF have also been used to ensure the final list of sites gave due regard to the built and natural environment and to conserve the historic environment. It also ensured that any sites included on the list were appropriate for residential development and that a site can be made suitable for its new use.
- 3.13 The full list of the Council's draft Brownfield Land Register 2017 is set out in the tables below and the maps of sites without planning permission are shown in Appendix 1. This table is set out in four sections. The first section includes sites which do not have planning permission, and have previously been published in the SHELAA. The second table contains a small number of sites which have been proposed to the Council since the last SHELAA

was published, but have not yet been published in an updated SHELAA assessment. The third section of the register includes sites which are allocated in Planning Policy documents (e.g. Local Plan or a Neighbourhood Plan). Maps of all these sites are available in Appendix 1. The final table in the register sets out brownfield sites which already have planning permission. As permission to develop these sites has already been granted, maps have not been reproduced in this document, but location plans and site information is available online through the Council's planning access page. The information can be accessed by typing in the planning application reference.

### **Online Register**

- 3.14 Accompanying this report is an online register of all of sites listed in the tables below. This register has been compiled in accordance with the brownfield land register data standard published by the DCLG and is a standardized open spreadsheet with a consistent structure that will enable the information to be analysed by data analysis software. Local planning authorities are encouraged to make their registers available in this format so that they can easily meet the requirements of any request for information issued by the Secretary of State. The Government intends to use this data to develop a more comprehensive understanding about the location and capacity of brownfield land suitable for development in the UK.

## Draft Brownfield Land Register 2017 (Part 1)

**Table 1 – Existing SHELAA sites without planning permission**

SHLAA Reference	Site Name	Parish	Site Area(ha)	Number of dwellings	Justification for inclusion on Brownfield Register
SA511	Village Stores, Station Road	Henfield	0.09	8	The site is located within the BUAB of Henfield and would be accessed from Station Road. The ground floor of the site is in use as a village store, and is therefore considered to meet the definition of brownfield land. The relatively large plot means that there may be some potential for intensification of residential uses on this site. The site is in private ownership and will need to be considered as part of the emerging Henfield Neighbourhood Plan. A scheme of this size would likely be delivered in a single phase.
SA554	Post Office & Library Car Park, off High Street	Henfield	0.9	6	The site is located within the BUAB of Henfield and is close to existing services and facilities. Some of the land is in public ownership and the owners have indicated a willingness for development to come forward, demonstrating that the site is available for development. There may be potential for this site to be allocated within the Neighbourhood Plan for Henfield. It is considered that any commercial use or potential loss of parking spaces would need to be considered prior to any development on this site, and as a consequence the likely maximum number of dwellings the site could deliver would be around 6 units. The site is also located in Henfield Conservation Area and the Post Office is a Grade II listed building. Access to Henfield library would also need to be maintained. Development of this site is likely to take place in a single phase.
SA198	West Point	Horsham Denne	0.03	18	This building is located close to the town centre of Horsham. The lower floor is in retail use occupied by Sussex Lighting. The upper four floors are vacant office space and may therefore be suitable for conversion to residential use. Access would be from London Road. There is potential for residential use within the next 6-10 years and a scheme of this size would likely be delivered in a single phase.

SHLAA Reference	Site Name	Parish	Site Area(ha)	Number of dwellings	Justification for inclusion on Brownfield Register
SA285	Old Pumping Station, Rusper Road	North Horsham	0.5	30	This site is located in the built-up area of Horsham and is accessed from Rusper Road. Planning permission for 24 flats was granted in 2002 for 24 flats, (NH/157/02) but was not implemented. This permission expired in 2010, however the landowner has indicated that they would like the site to remain in the SHLAA, indicating that the land is available for residential development. The site area extends beyond the planning permission to include two additional units. This extended area increases the potential of the site to 30 dwellings. Given that the permission was not implemented, further work may be required to bring this site forward and the site is considered available and suitable for development 6-10 years. A scheme of this size would likely be delivered in a single phase.
SA530	The Rising Sun	North Horsham	0.11	6	The site is within an urban area within the settlement of Horsham. The site was formally a public house has been proposed to the Council for housing development by the landowner. Since that time a planning application has been submitted for a change of use to a children's nursery (DC/17/1704). The outcome of this application will need to be taken into account prior to including this site on the final register
SA605	Scout HQ site, Peary Close	North Horsham	0.12	6	The building on site was formerly used as a Scout HQ and was being used by the Scout group as a storage facility on a temporary basis. In policy terms the site is located within the BUAB of Horsham meaning the principle of development would be acceptable subject to Development Management considerations. The site is assessed as Developable 11+ years at the current time to enable the relocation of storage and a scheme to be produced for this site.
SA529	The Fox Inn	Rudgwick	0.37	6	The site is located within the settlement of Bucks Green and surrounded by linear residential development. The site is currently used as a public house, however the landowner has expressed an interest to develop the site meaning it is available for development. Any loss of the public house would however need to be considered through the development management process, but a small amount of residential development may be suitable in the longer term provided it is compliant with local policy and does not harm the setting of the Fox Inn which is a listed building. This site will need to be considered as part of the emerging Neighbourhood Plan for Rudgwick.

SHLAA Reference	Site Name	Parish	Site Area(ha)	Number of dwellings	Justification for inclusion on Brownfield Register
SA550	Land at the Post Office Depot, High Street, Storrington	Storrington and Sullington	0.15	10	This site is located in the Storrington High Street, and is situated in a designated Conservation Area. At the current time the site is not available for development given the use of the site as a Post Office depot, but it is considered that there is potential for the site to come forward in the next 15 years. This site is identified as a reserve site in the pre-submission (Regulation 14) draft of the Storrington, Sullington and Washington Neighbourhood Plan and the supporting text in relation to the draft policy indicates that the development would be expected to deliver in the region of 10 dwellings in a Courtyard development. The shopping frontage would need to be retained as part of any development. In addition to preserving and enhancing the Storrington Conservation area, any development would also need to consider potential impacts on the Air Quality Management Area which has been declared for this part of Storrington.

**Table two: Sites without planning Permission not included in the 2016 SHELAA documentation**

SHLAA Reference	Site Name	Parish	Site Area(ha)	Number of dwellings	Justification for inclusion on Brownfield Register
SA673	Storrington Squash Club	Storrington and Sullington	0.1	9	An Outline application for the demolition of existing squash club facility and erection of 9 flats with associated car parking (DC/15/1992) was refused in May 2017 on the grounds that it had insufficient parking. In principle infilling development within BUAB's is acceptable provided it is of an appropriate nature and scale. The site has therefore been assessed as Developable 6-10 years subject to the parking issue being resolved as part of subsequent applications. This may be through a smaller scheme than the 9 proposed for this application. The proximity of this site to the Conservation Area would mean that any design on this site would need to be designed sensitively and the loss of community facilities and any mitigation would also need to be reconsidered as part of any future application

The Register will also include a list of sites which have either been Allocated through the HDPF or which already have planning permission. These sites are listed below;

**Table 3: Allocated Sites**

SHLAA Reference	Site Name	Parish	Site Area(ha)	Number of Dwellings	Justification for inclusion on Brownfield Register
SA137	Vauxhall Stevens Garage, Billingshurst Road	Broadbridge Heath	0.9	45	The site was allocated in the Site Specific Land Allocation SSAL document 2007 and is considered suitable for development (Policy AL1). The site is located within the built-up area of Broadbridge Heath on the Billingshurst Road. Although some legal issues may need to be resolved it is considered that the site will be available for development in the longer term and is therefore considered available for development in 11+ years. Possible contamination from previous uses would need to be investigated prior to any development coming forward on this site.
SA138	137 Crawley Road	North Horsham	0.17	21	The site was allocated for 21 units in the Site Specific Allocations of Land (2007) SSAL Policy AL1 and is within the built up area of Horsham town meaning it is considered suitable for development. There is a legal agreement which might affect the availability of the site in the short term; it is therefore assessed as 11+ years developable.
SA139	9-13 Crawley Road	North Horsham	0.29	15	The site was allocated for residential development in the 2007 SSAL policy AL1 and is within the built up area of Horsham town meaning it is considered suitable for development. An application for 37 dwellings (DC/17/1853) was submitted for this site in September 2017 but has yet to be determined. It should be noted that the application covers a larger area than the allocation as it also includes 15 Crawley Road.
SA144	Parsonage Farm	North Horsham	4.5	127	The site has been allocated in the Site Specific Allocations of Land Document (SSAL) 2007 for 160 dwellings, policy AL 1. The site is located in the built up area of Horsham and is close to services and facilities, so is considered a suitable location for residential development This site is considered achievable in the longer term, subject to legal agreement and suitable relocation of existing commercial uses. Part of the site has permission for 33 units (DC/13/1890) which is set out in SA596(below). The remainder of the site is considered developable 6-10 years.

SHLAA Reference	Site Name	Parish	Site Area(ha)	Number of Dwellings	Justification for inclusion on Brownfield Register
SA146	Star Reservoir	North Horsham	0.8	32	The site was allocated in the SSAL 2007 for 32 dwellings, Policy AL 1. Any development on this site would be in the longer term due to the uncertainty over Southern Water's long term intentions for the site and the high costs involved in making the site suitable for development. The site is therefore assessed as 11+ years.

**Table 4: Sites with Planning Permission**

This table identifies brownfield sites which already have planning permission for development. Site maps and further detail regarding these applications is available from the Council's planning access site. The information can be searched using the planning application reference number.

SHLAA Reference	Site Name	Parish	Site Area(ha)	Number of Dwellings	Description of development and Planning reference number
SA032	Nyewood Court	Billingshurst	0.26	12	DC/15/1325 External alterations to Nyewood Court, including addition of parapet to roof and projecting bay windows and change of use of the resulting building to 12 flats, and external alterations to the former Beverley Engineering building, including a roof extension and dormer windows to provide second storey accommodation, and change of use of the resulting building to a terrace of 6 dwellings.
SA659	Garage Block, Sleets Road	Broadbridge Heath	0.1	9	DC/16/2934 - Proposed demolition of existing garages and erection 9 dwellings and associated landscaping and parking. (NB – site is not published in 2016 SHELAA as permitted 2017)
SA660	Garage Block, Swann Way	Broadbridge Heath	0.07	9	DC/16/2935 - Proposed demolition of existing garages and erection of 9 affordable dwellings and associated parking and landscaping (NB – site is not published in 2016SHELAA as permitted May 2017)
SA495	Durrants Village, Faygate	Colgate	0.30	17	DC/14/1187: Full application for the erection of an apartment block (consisting of 12 retirement apartments) and 5 retirement cottages with parking and associated works.

SHLAA Reference	Site Name	Parish	Site Area(ha)	Number of Dwellings	Description of development and Planning reference number
SA143	Lifestyle Ford and Bishops Weald	Horsham Denne	0.58	17	DC/13/2126 Part demolition and redevelopment of Bishops Weald House, Albion Way including change of use of part of ground and first floor to provide A1/A2/A3/A5 uses, D2 and C3 uses comprising 53 apartments, and demolition and redevelopment of part of Lifestyle Ford site, Bishopric to provide 17 residential units. Development has commenced.
SA200	14 - 15 West Street	Horsham Denne	0.03	6	DC/13/1916 Change of use from B1 (Offices) at first and second floors to create 2 x C3 (Residential) dwellings along with an additional 4 x C3 (Residential) dwellings created within new build extension at first and second floors
SA436	Former Horsham District Council Offices	Horsham Denne	0.23	96	DC/16/2812 Prior Approval for Change of Use from (B1 Offices) to a residential use comprising multiple apartments (use class C3) Development has commenced.
SA449	Norfolk House	Horsham Denne	0.05	31	DC/15/1175. Prior notification of a proposed change of use from B1 office to dwellings (31 No. units).
SA453	Prewetts Mill	Horsham Denne	0.04	59	DC/16/2872: Conversion of existing office building (use class B1) to create 59 studios and apartments and secure cycle storage. (Prior Notification)
SA490	Envision House 5 North Street Horsham	Horsham Denne	0.09	18	DC/14/1880: Change of use from offices (Use Class B1a) to form 18 residential units (5 x 1 bed flats, 13 x 2 bed flats (Use Class C3)
SA577	Peel House	Horsham Denne	0.14	14	DC/14/2151 conversion of existing offices to accommodate 14 dwellings Class C3 and provision of 14 car parking spaces (Prior Notification): Prior Approval Required and
SA664	Garages at Pelham & Waverley Court	Horsham Denne	0.15	21	A planning application (DC/16/2936) for the demolition of existing garages and erection 21 dwellings (NB – site is not published in 2016 SHELAA as permitted May 2017)
SA672	St Marks Court	Horsham Denne	1.3	203	A Prior Approval application for a change of use from Office to Dwellings to provide 203 units, (174 x 1 bed/studio apartments and 29 x 2 bed apartments) (DC/17/0684 ) (NB – site is not published in 2016 SHELAA as permitted 2017)
SA199	Century House, Station Road,	Horsham Forest	0.2	37	DC/17/0872 – Prior approval for the conversion of offices to residential. (NB – site is not published in 2016 SHELAA as permitted 2017)
SA448	Horsham Gates Site	Horsham Forest	0.61	45	Planning permission for an additional 45 residential units at Gate 3 (DC/15/0611) was permitted in 2016 and has commenced.

SHLAA Reference	Site Name	Parish	Site Area(ha)	Number of Dwellings	Description of development and Planning reference number
SA478	112 Brighton Road	Horsham Forest	0.4	5 (net)	DC/13/1794: Erection of 6 x 2- storey, 3-bedroom houses with associated gardens, refuse, recycling and cycling stores, together with the retention of the existing vacant cottage and demolition of the existing derelict cottage
SA525	Queens Head	Horsham Forest	0.12	9	DC/14/2591. Demolition of rear extension and outbuildings to existing pub, and alteration to elevation, together with erecting storey single storey rear extension together with the creation of 9 residential units total comprising 3 flats (1st and 2nd floor above pub) conversion of 39 Queen Street (2 flats) and 4 houses along New Street, with associated parking and access (existing) PERMITTED Nov 2015
SA535	4 Brighton Road	Horsham Forest	0.1	22	DC/16/0128: Prior Notification for Change of Use of offices (Class B1a) to form 22 Apartments (Class C3)
SA557	Land at 40 Brighton Road (Dairy Crest Site)	Horsham Forest	0.16	14	DC/15/1545. Demolition of existing buildings and the construction of 14 residential units comprising 12 apartments and 2 semi-detached houses with associated landscaping and parking
SA661	Winterton Court, Horsham	Horsham Forest	0.8	65 (gross) 38 net – 27 existing units	DC/16/2937: Demolition of existing dwellings and erection of 65 homes with associated car parking and external works (NB – site is not published in 2016 SHELAA as permitted March 2017)
SA390	Former Novartis Pharmaceuticals Site	North Horsham	11.6	160	DC/14/1624 (Demolition of existing social club and redevelopment of site so as to accommodate 160 dwellings together with new access arrangements and landscaping works) to allow for fenestration alterations
SA502	Bartram House	Pulborough	0.24	9	DC/13/0764: Outline permission for the erection of 1 No 4-bedroom detached house, 2 No 3-bedroom and 6 No 2-bedroom terraced houses, each with a garage and/or parking space
SA360	Former Build Centre	Southwater	1.55	7	DC/14/1862 Erection of 7 dwellings (2 x 2 bed, 2 x 3 bed and 3 x 4 bed with associated parking access and refuse store .
SA591	Carrick	Southwater	0.50	9	DC/15/1030: Demolition of existing dwellings (Robin Hood and Carrick) and construction of 9 dwellings (Approval of Reserved Matters following approval of outline permission DC/14/1775)
SA518	Robell Way ('Paula Rosa')	Storrington and Sullington	2.5	98	DC/15/2798 The demolition of the existing buildings on site and the erection of 98 new dwellings, with associated amenity space and parking. The retention of the existing access from Robell Way, and the creation of a new pedestrian and cycle access from Sullington Copse.

## 4.0 Consultation and Next Steps

- 4.1 Whilst it is not a legal requirement for Local planning authorities to undertake consultation on sites they proposed to include within Part 1 of registers, however in the interests of clarity Horsham District council have decided to do so to ensure that the information it holds on brownfield land is as accurate and up-to-date as possible. This consultation will run from Friday 20 October to Friday 17 November 2017 giving stakeholders and the general public the opportunity to set out their views on the proposed sites.
- 4.2 The comments made on this document will be taken into account and where appropriate the updated information or sites (including any sites which have been granted planning permission) will be incorporated into the final Brownfield Land Register document which will be published on the council's website no later than 31 December 2017.
- 4.3 Where new sites are submitted to the Council through this consultation, the Council will consider whether the land meets the criteria set out in this report. If the Council considers that further consultation is required on these sites, they will not be included on this iteration for the register, but will be included in a future update of the register which will be published in 2018.
- 4.4 At the current time, the Council has not identified sites which are suitable for a Permission in Principle and the Part 2 of the register will not contain any sites on 31 December 2018. This is because the sites identified above are either
- Already have planning permission
  - Have been assessed as being deliverable within the next five years
  - are located in parishes where Parishes are actively preparing a neighbourhood plan. If Parishes wish to bring forward these sites as allocations, the Council will work with the Parishes to consider whether it could bring forward a PiP through this register or through the Neighbourhood Plan Allocation

### Review

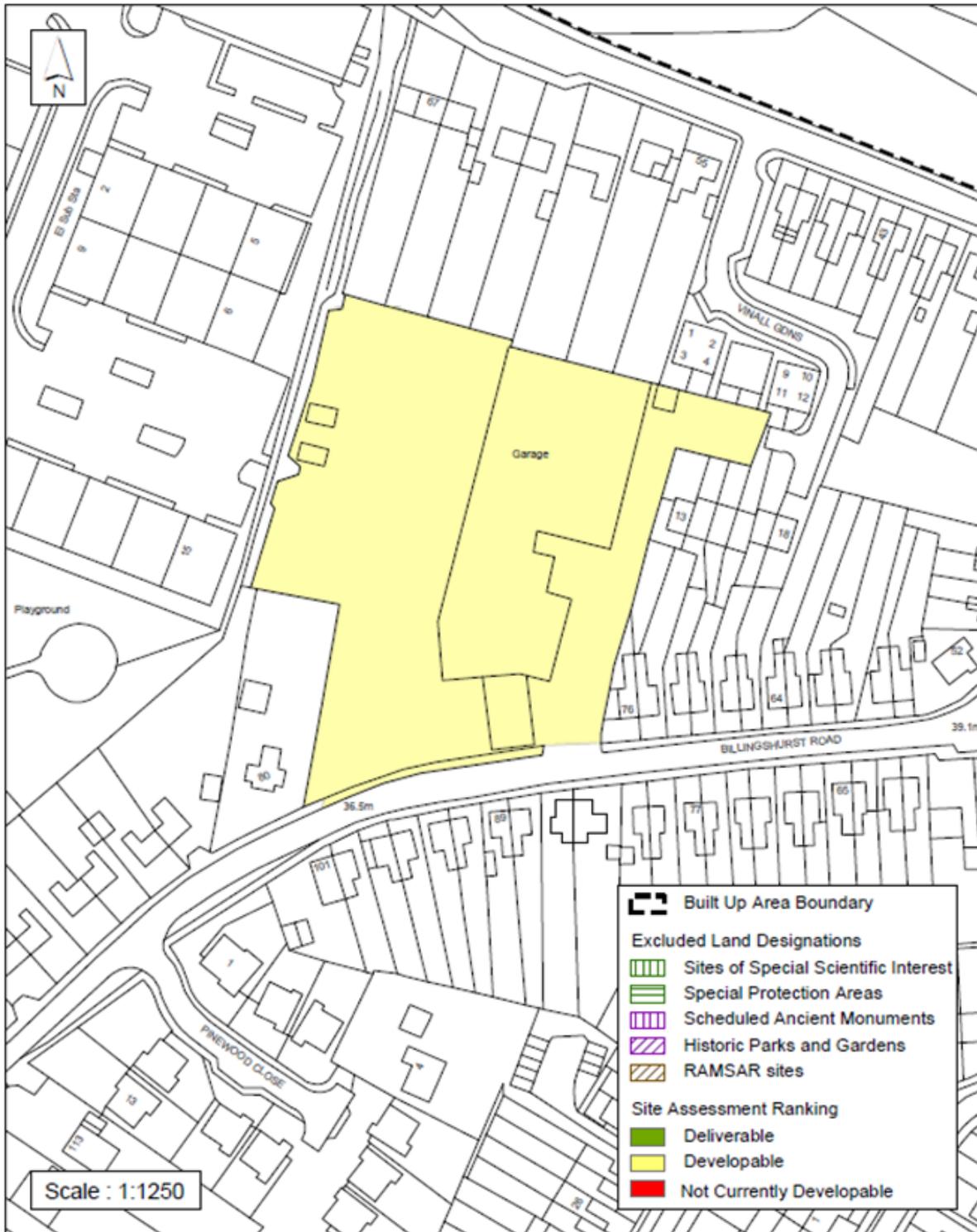
- 4.5 Local authorities will be required to review their registers at least once a year. Where land has been entered into the register but is found to no longer meets the criteria , the site will be removed from Part 1 and if applicable Part 2.
- 4.6 Horsham District Council will keep the brownfield land register under review and in future iterations will seek to align the publication of this document with future iterations of the SHELAA, as far as this is practicable. As part of the future review of the brownfield register, the Council will review existing sites, and new land which has been proposed for inclusion on the register, and will also consider whether it may be appropriate to include a site on part 2 of the register.
- 4.7 Where HDC intend to trigger a grant of permission in principle for a site to be included in Part 2 of the Register, a secondary consultation period will take place prior to publication of Part 2 in 2018. During this consultation, the Council will consult all relevant stakeholders and West Sussex County Council and take account of any representations made. This will be undertaken in accordance with the brownfield Register Regulations

## Five Year Housing Land Supply

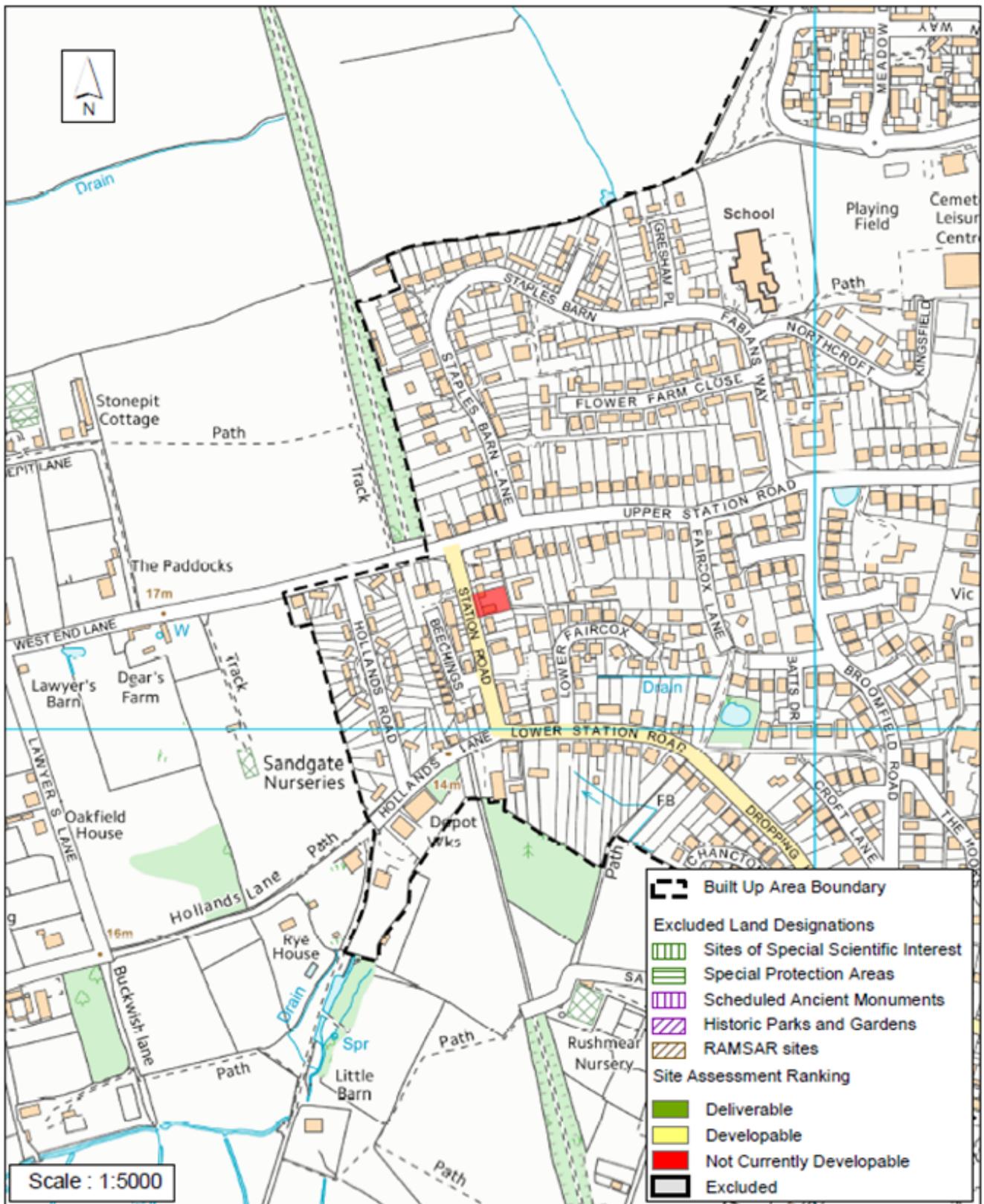
- 4.8 Where a site on a register is considered to be deliverable within 5 years it can be counted towards the 5-year housing supply. Local planning authorities will be required to indicate whether sites are 'deliverable' when entering data on their registers. The information to be included in Brownfield land registers is intended to complement the requirements set out in the NPPF for the 5-year land supply. Having an up-to-date register will assist local planning authorities in updating their SHELAA and 5-year land supply may also wish to flag that it forms part of a larger site.

APPENDIX 1 – SITE MAPS

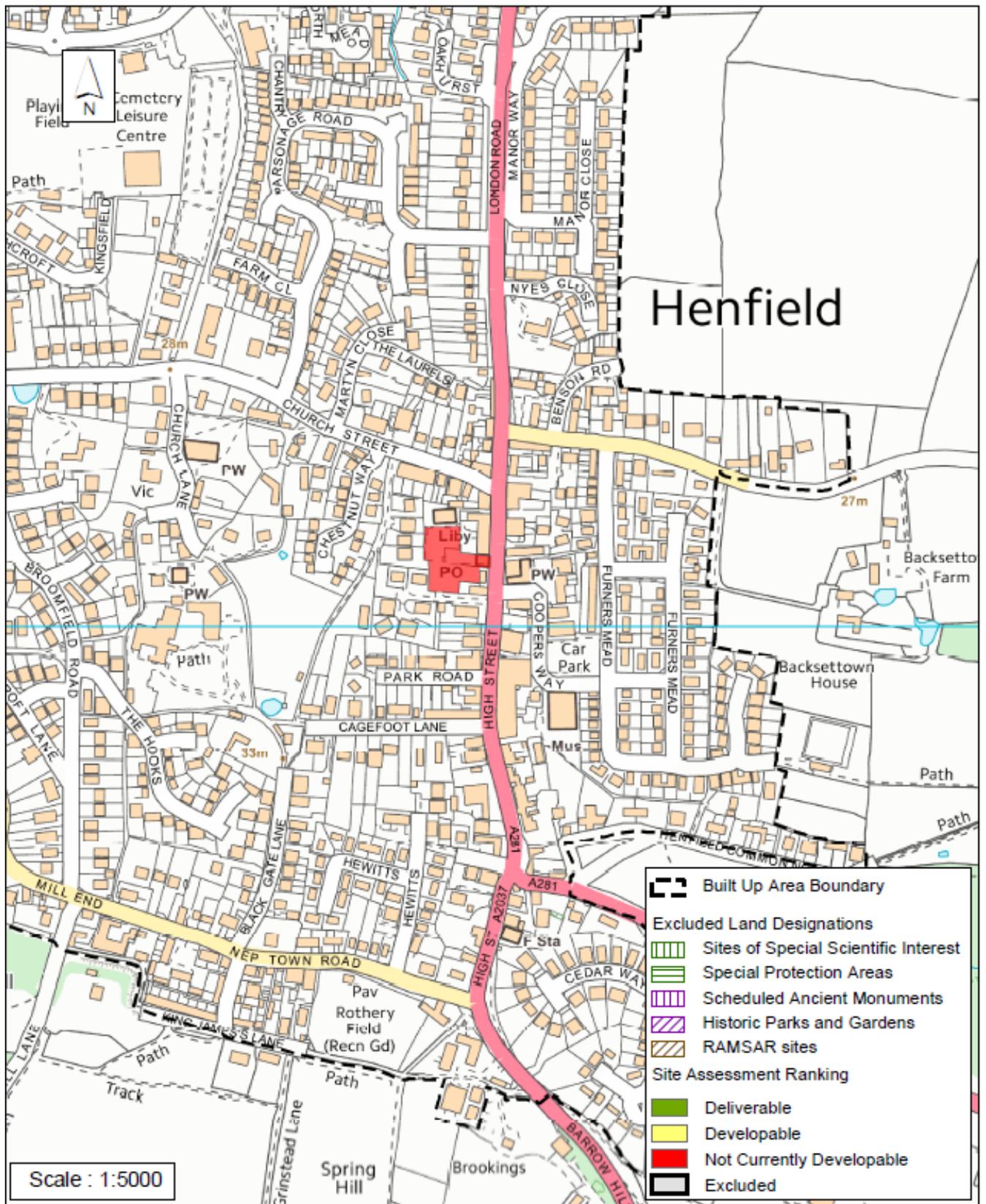
Vauxhall Stevens, Broadbridge Heath



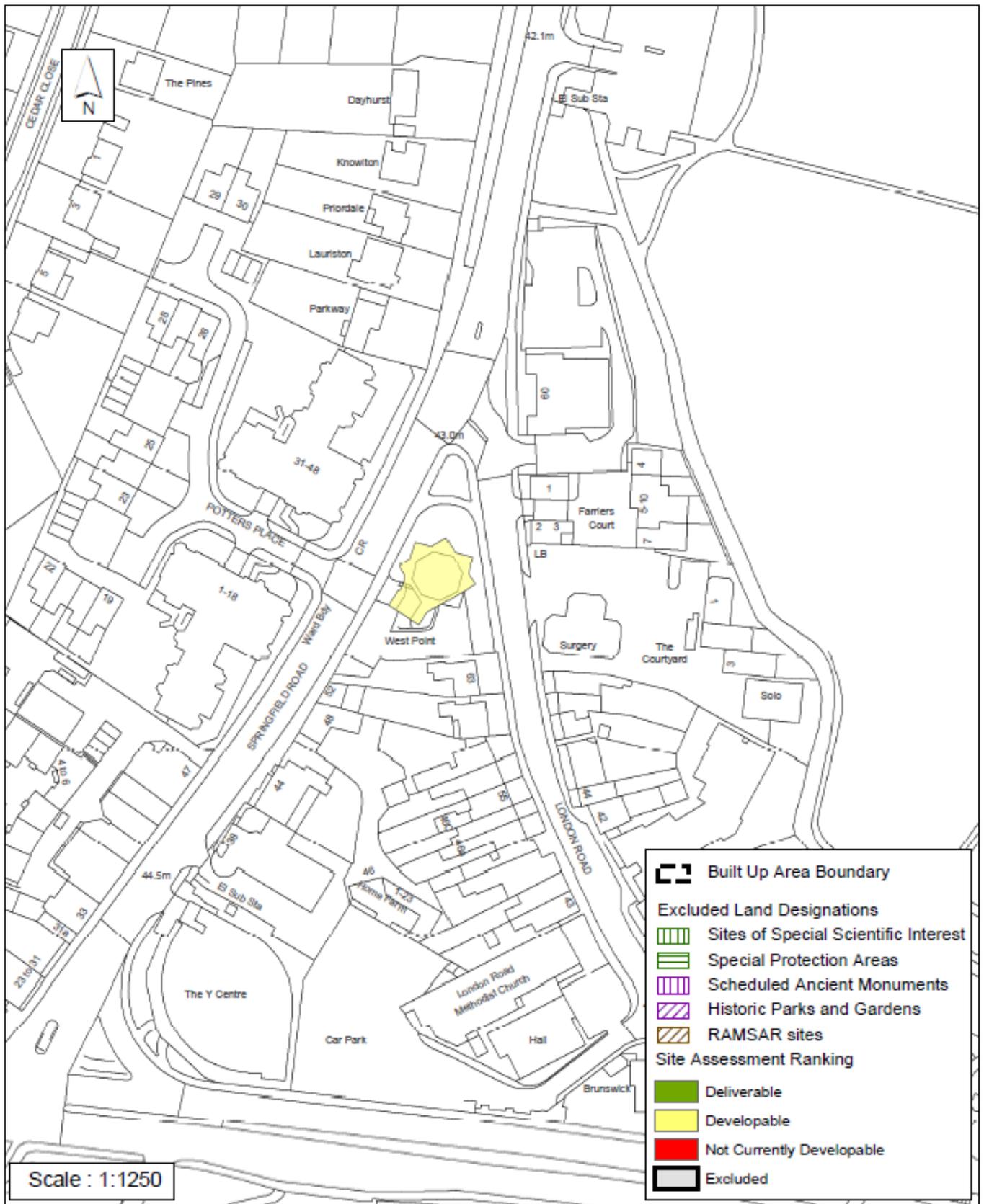
# Village Stores, Station Road, Henfield



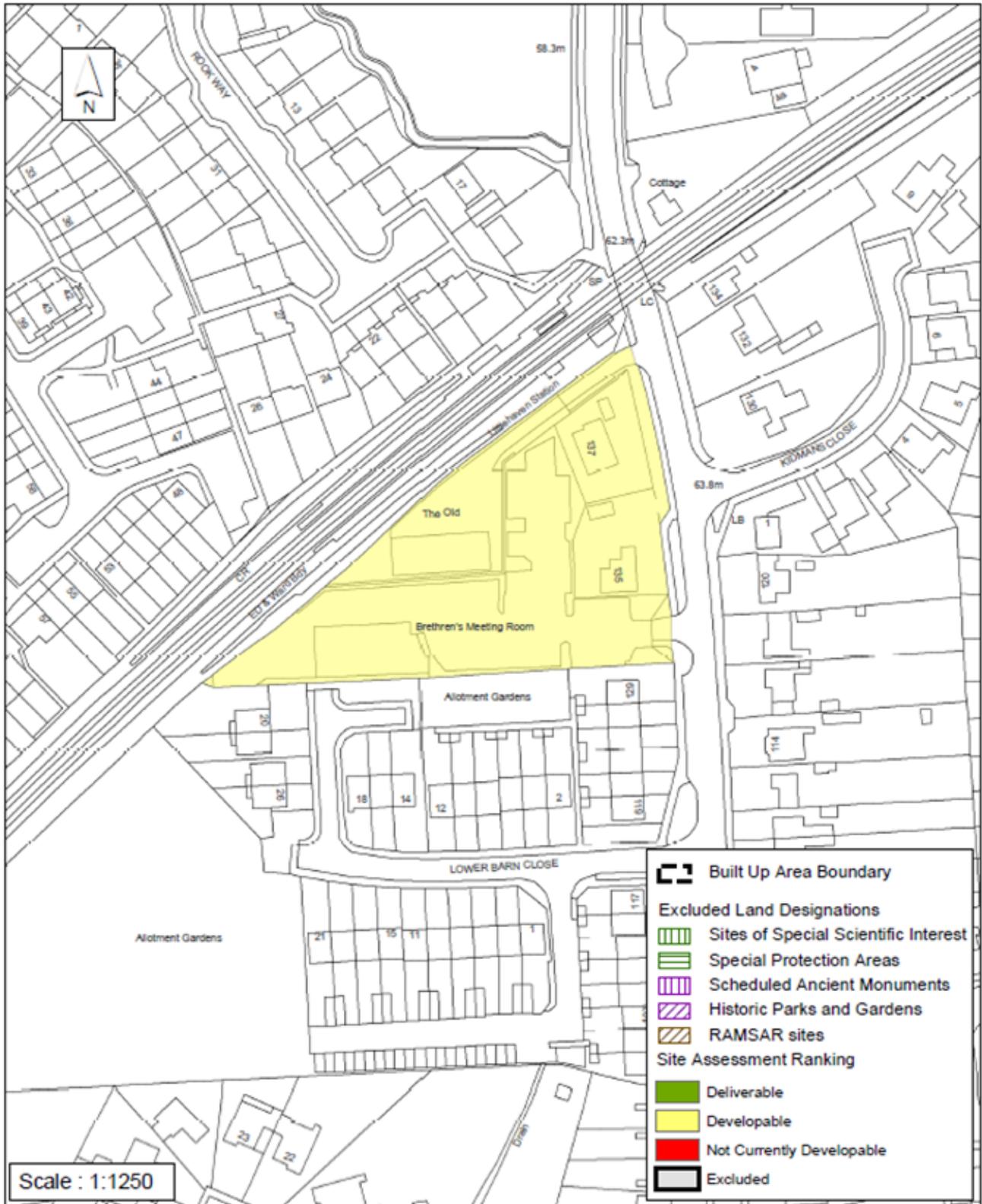
**Post Office / Library Car Park, Henfield**



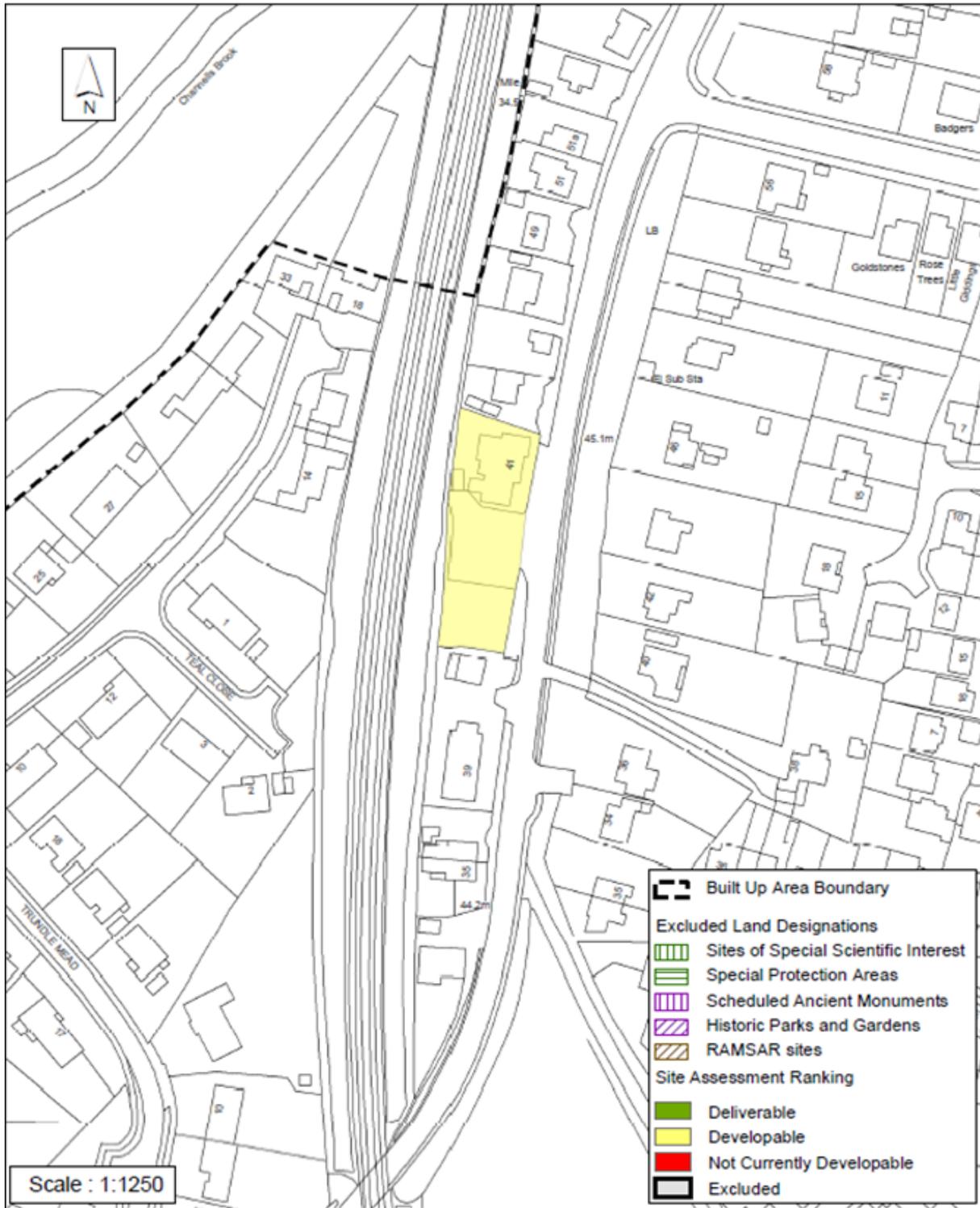
# West Point, Horsham Denne



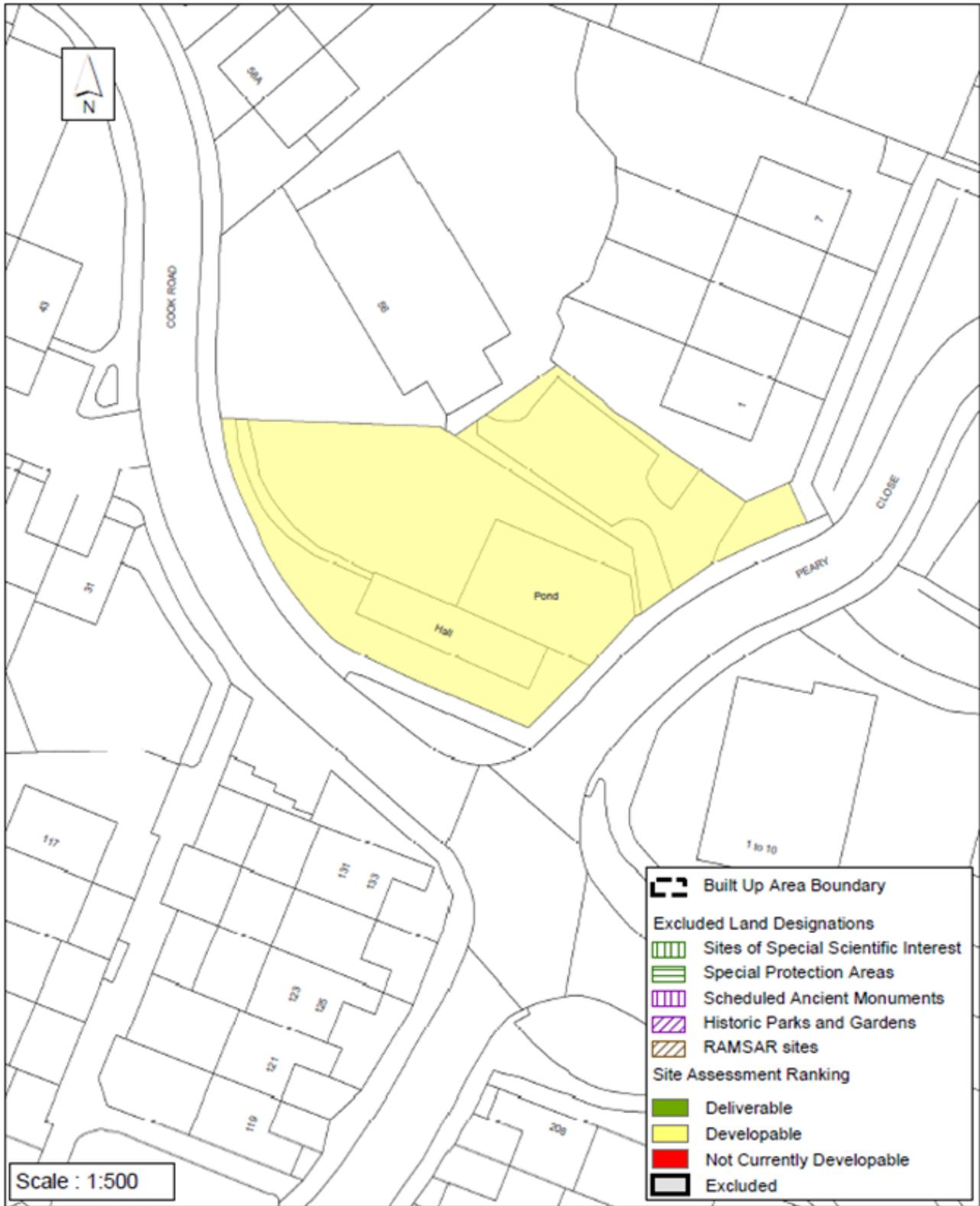
# Old Pumping Station, Rusper Road, North Horsham



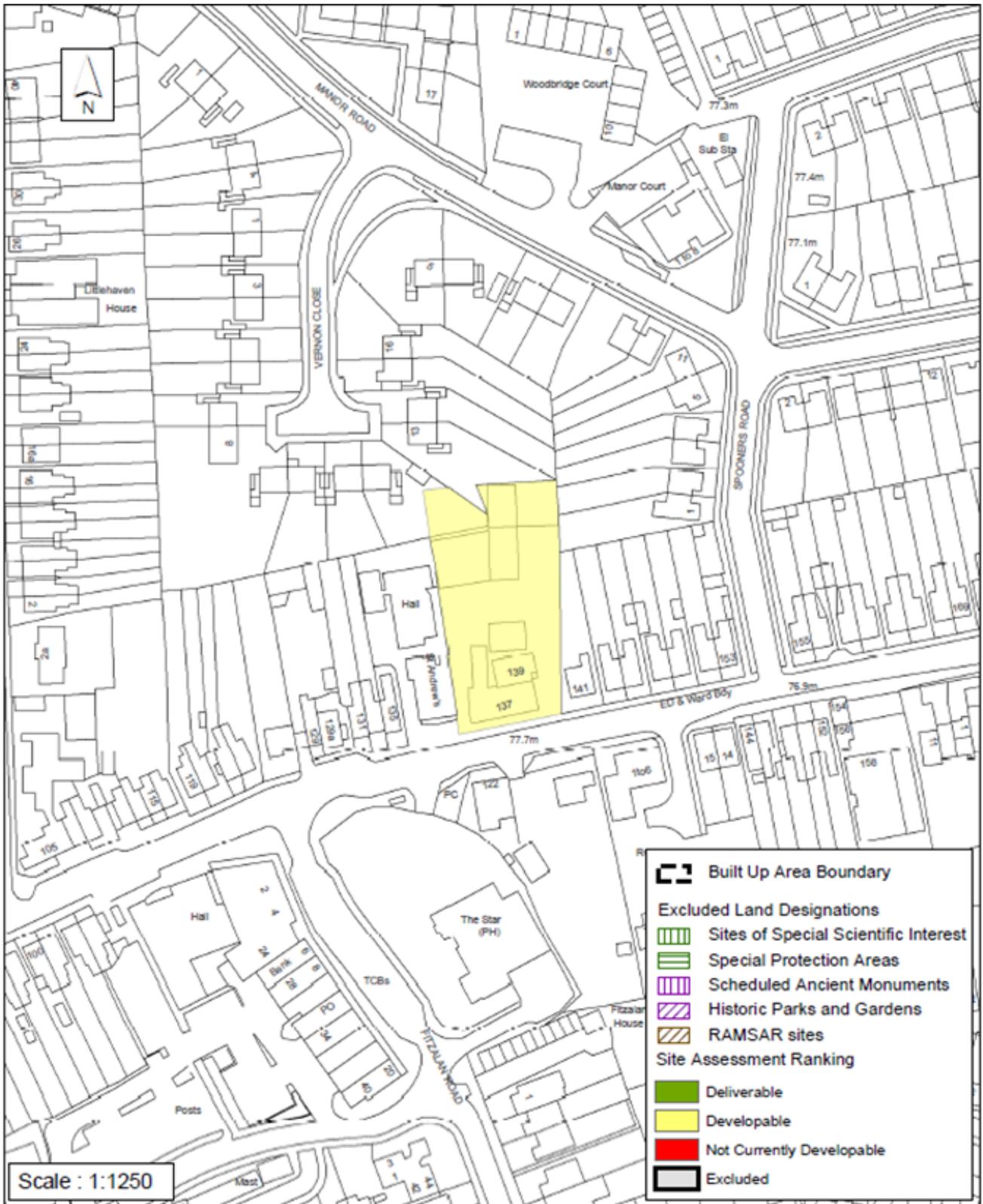
# The Rising Sun, North Horsham



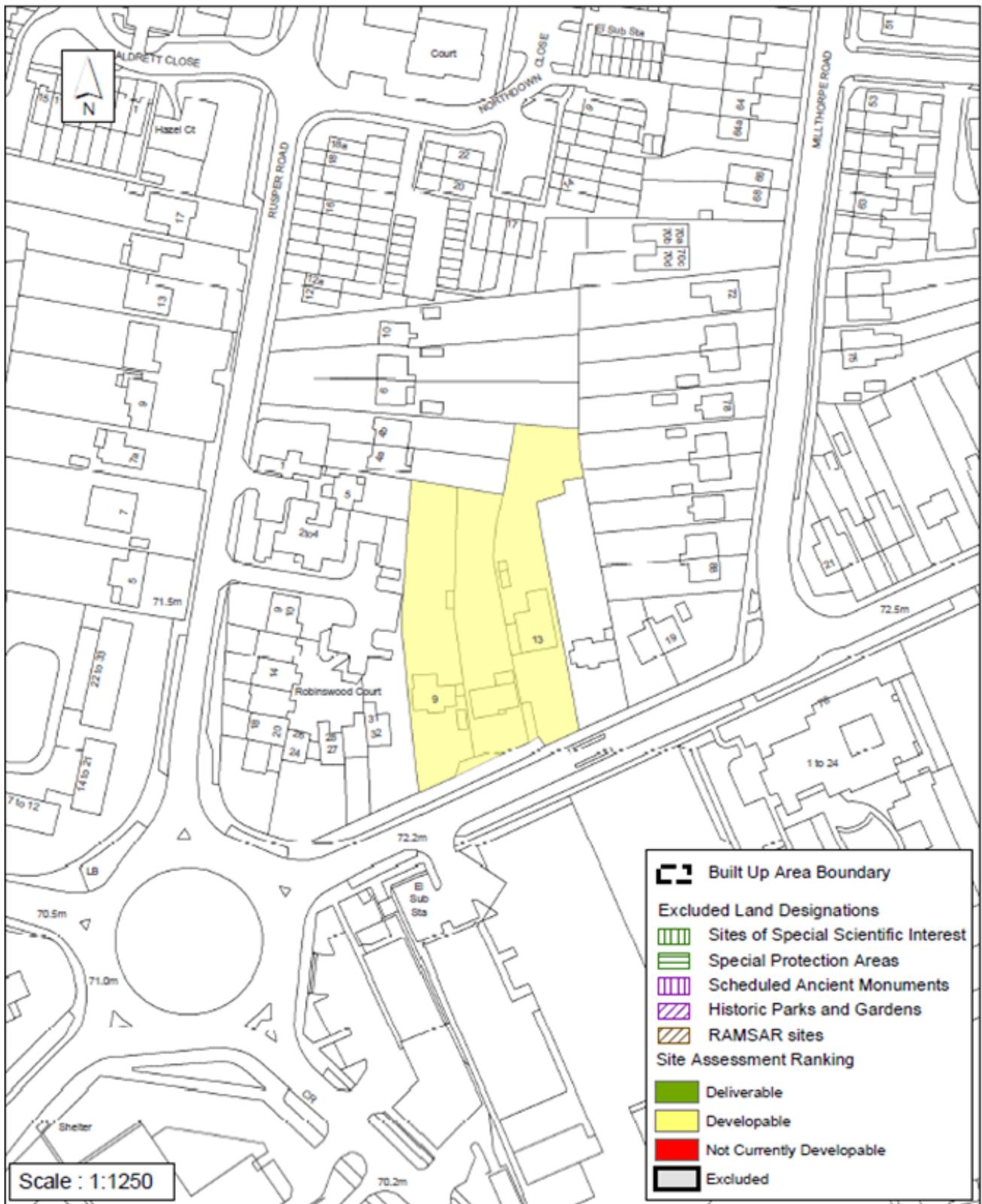
# Former Scout Hut, Peary Close, North Horsham



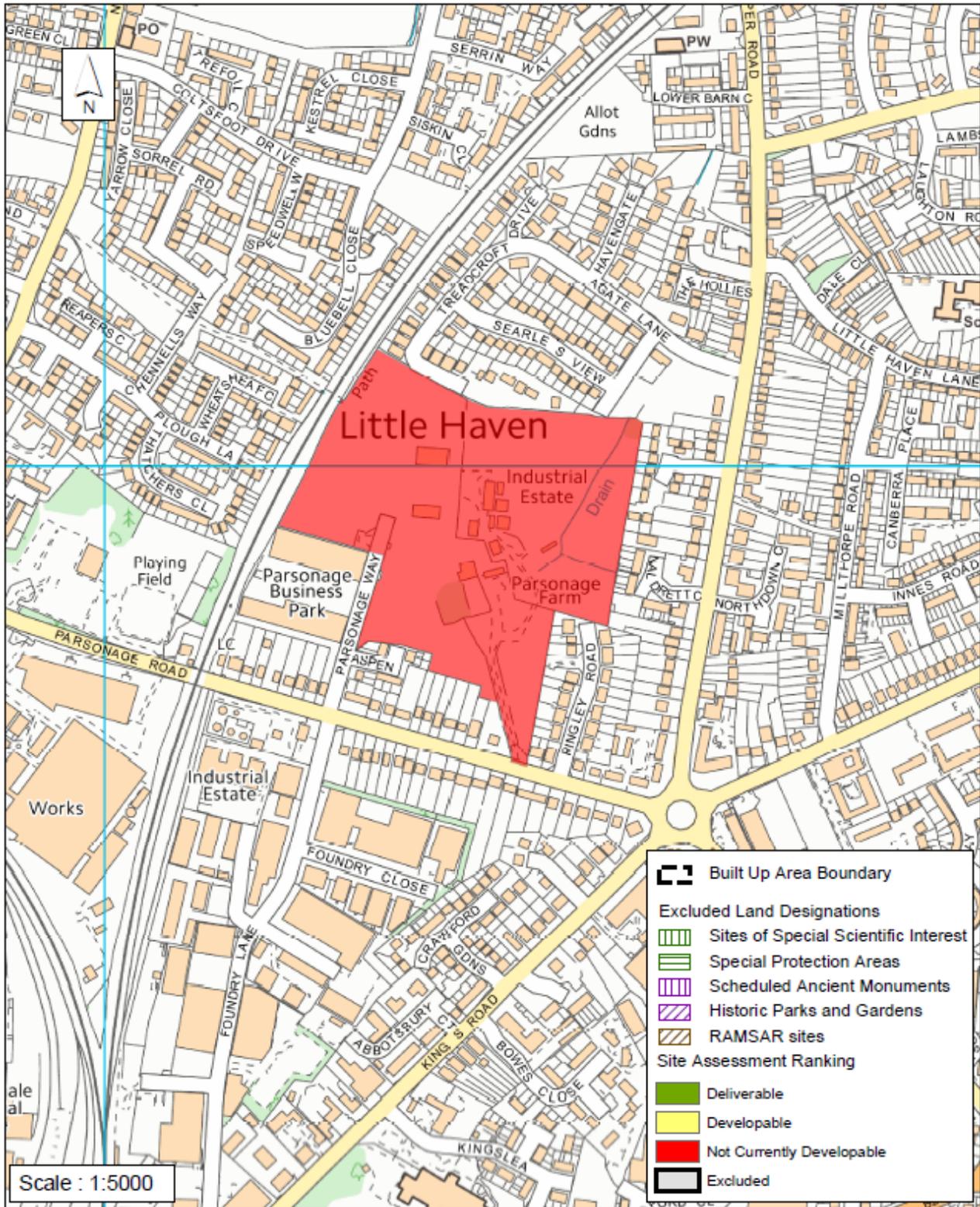
137 Crawley Road, North Horsham



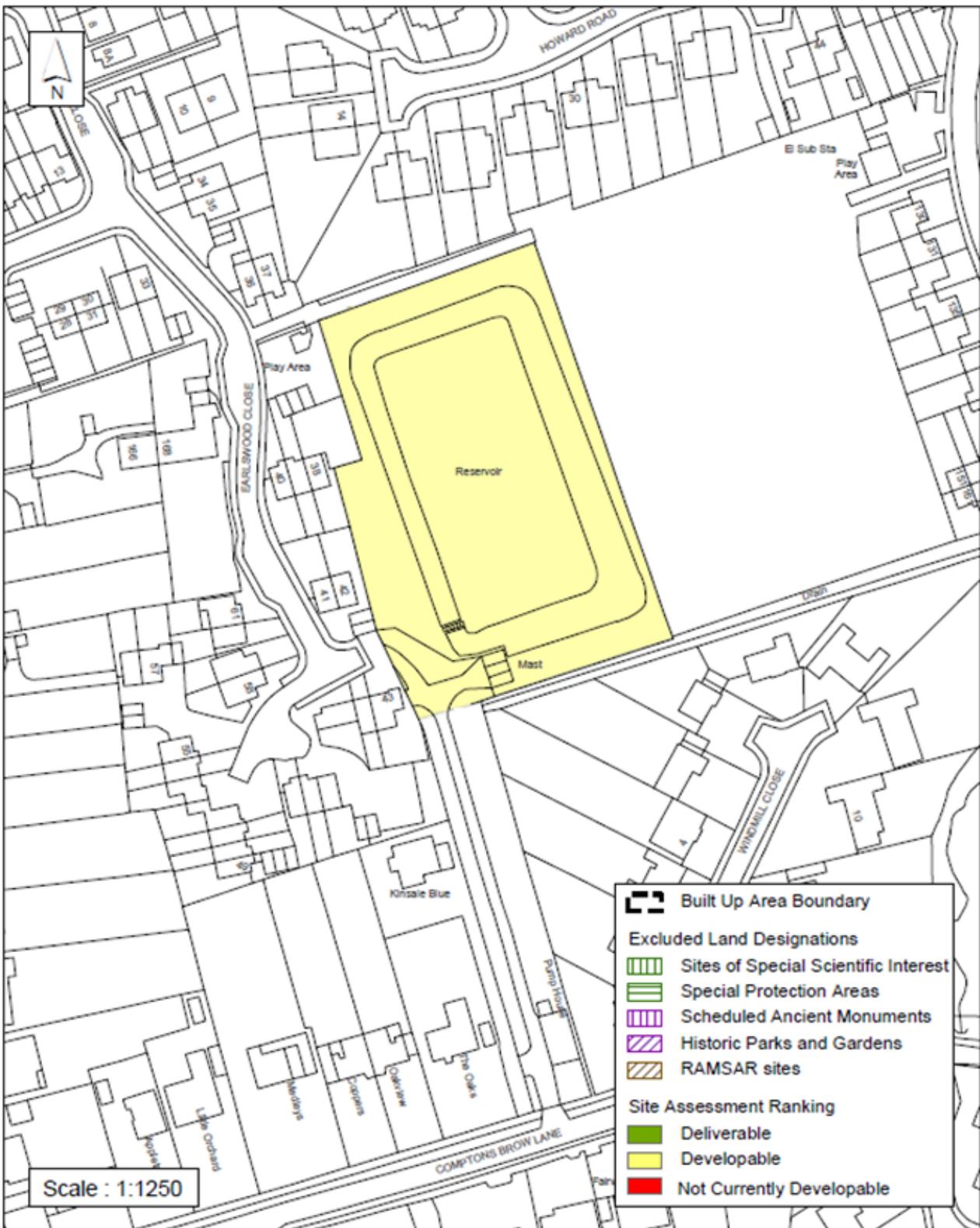
9-13 Crawley Road, North Horsham



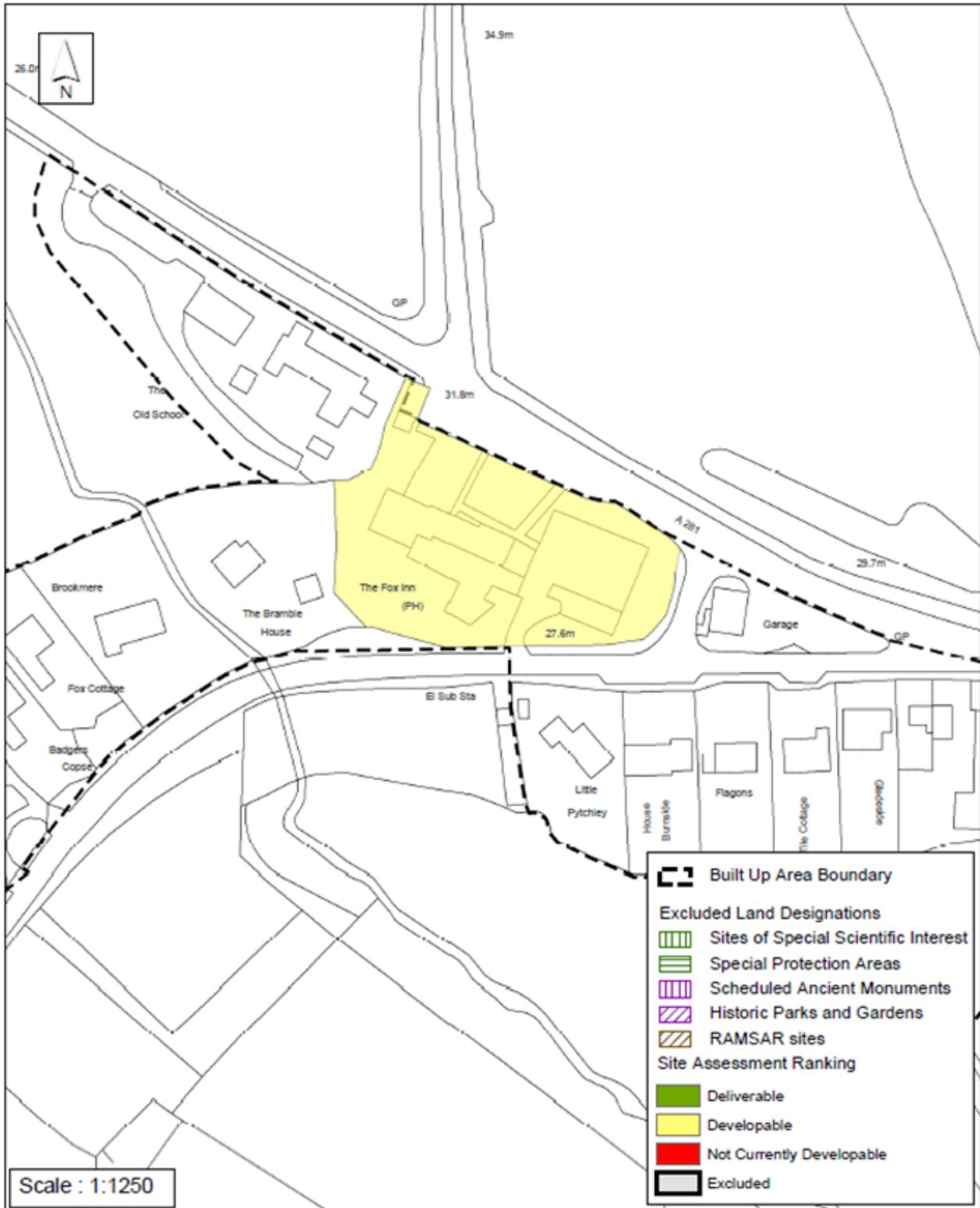
# Parsonage Farm, North Horsham



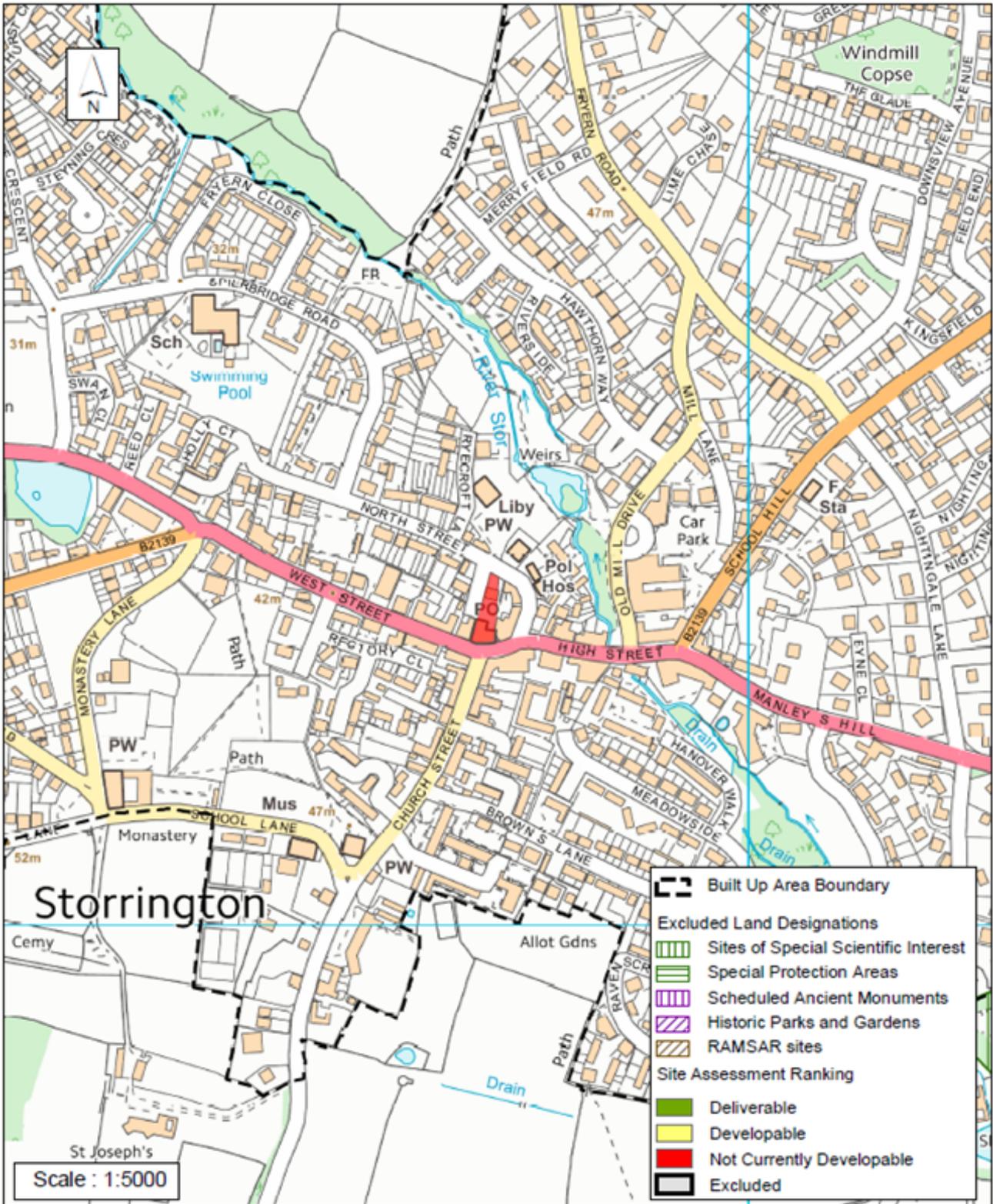
# Star Reservoir, North Horsham



# Fox Inn, Bucks Green, near Rudwick



Land at the Post Office, High Street, Storrington



# Storrington Squash Club

