



**Horsham
District
Council**

Appendix 1

Review of Key Employment Areas Review

Sites put Forward for Consideration for Commercial Use

March 2018

draft

Introduction

The Horsham District Planning Framework (HDPF) was adopted in November 2015, and forms the adopted development plan for Horsham District. The plan provides the strategic context to support economic growth and development through a number of planning policies. In order to ensure that existing employment land is retained for commercial purposes, a number of 'Key Employment Areas' across the District have been identified. Key Employment Areas are defined in the HDPF as 'commercial land/ premises to be retained for employment use'. The aim of this designation is to minimise the loss of these employment uses to other uses. There are two key policies in the Horsham District Planning Framework which make reference to these designations as follows:

Policy 7 of the HDPF: "Economic Growth" sets out how the Council seeks to achieve sustainable economic development in the district in the period up to 2031. This includes the retention of Key Employment Areas for employment uses together with the redevelopment, regeneration, intensification and smart growth of existing employment sites; and retention of key employment areas for employment uses.

Policy 9 of the HDPF: "Employment Development" provides more detail in relation to how development for non-employment uses in designated Key Employment Areas will be considered. It states:

- 1. Redevelopment in Key Employment Areas must not result in the overall loss of employment floor-space. Proposals for alternative uses within the Key Employment Areas will be allowed where it can be demonstrated that the sequential approach has been applied to the redevelopment of the site, and the proposals support their integrity and function as centres of employment.*
- 2. Redevelopment of employment sites and premises outside Key Employment Areas must demonstrate that the site/premises is no longer needed and/or viable for employment use.*
- 3. In the case of relocation from a Key Employment Area or other employment areas within a built-up area boundary, the proposal must demonstrate that the sequential approach has been applied, and that development will be in a suitable new location and will resolve any existing issues arising from badly sited uses. In addition an acceptable future use of the vacated site must be secured.*
- 4. Expansion of existing employment sites and premises within the built-up area boundary will be supported where the business requirements cannot be met within the existing site/premises, through acceptable on-site expansion or intensification; and that relocation to existing stock is not preferable.*
- 5. Provision of small, start-up and move-on business units will be supported to enable them to reach their fullest potential".*

The established Key Employment Areas are also identified on the Policies Map, which accompanies the HDPF.

National Planning Policy Framework

The current NPPF (paragraph 19), published in 2012 explains that *“the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system”*.

Paragraph 22 of the NPPF does however state: *“planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.”* (NPPF paragraph 22)

Key Employment Areas and the Local Plan Review

The Key Employment Areas contained in the Horsham District Planning Framework are a longstanding designation, (first identified as ‘Employment Protection Zones’ in the Core Strategy and General Development Control Policy documents published in 2007). These designations were retained in the Horsham District Planning Framework (as Key Employment Areas), in light of evidence such as the Employment Land Review which recognised the need to retain employment land, and provide additional employment stock.

Since the adoption of the Horsham District Planning Framework, the Council has produced a ten year Economic Strategy (2017 -2027). This report highlights that there continues to be a shortage of commercial space in the district. In addition changes to permitted development rights and high housing land values may have impacted existing Key Employment Areas. It was therefore considered that a review of existing Key Employment Areas should be undertaken to ensure the designation was operating effectively and that the site boundaries correctly reflected the land in employment use. This will help ensure the NPPF requirement that sites are not protected for employment use if it is not realistic to do so, is met.

In addition to examining existing designations, given the lack of employment land in the district, it was considered that the scope of the review of Key Employment Areas should be expanded to identify whether other areas of employment land would benefit from protection for employment use, in order to help retain employment land and minimise losses on these sites to other uses.

1: Review of Existing Key Employment Areas (KEAs)

The following pages provide a summary of the review of the existing Key Employment Areas (KEA's) within the District.

Each site includes an aerial overview of the site location and an Ordnance Survey map depicting the red line boundary of the total site area. Where a blue line is also shown, this depicts a suggested change of use to the original Key Employment Area status as defined by the 2015 HDPF Policies Map. In some instances sites are located adjacent to other sites.

KEY

	Site Boundary
	Change of use/ deletion to existing 2015 KEA allocation
	Proposed addition to existing KEA
	Neighbouring site

Site Name: Huffwood & Eagle Trading Estates, Brookers Road, Billingshurst



Site Location	The site is located within the BUAB of Billingshurst north of the railway station.
Site Area	0.7ha (Huffwood) + 0.2ha (Eagle) = 0.9ha
Description of site (Existing and Neighbouring Uses)	<p>Huffwood Trading Estate is an ageing industrial estate dating back to the 1970s. At the time of the visit the estate was fully occupied mostly by small industrial (B2) businesses with some storage (B8) use.</p> <p>Eagle Industrial Estate (SA030) is an Industrial estate dating back to the 1970s, consisting of two storey offices (B1) and warehouses (B8). The estate is fully occupied.</p> <p>The site is surrounded by housing development to the north, west and east and the railway line to the south. The Daux Road Industrial Estate (SA802) is located across the railway line to the south.</p>
Planning History	<p>The Huffwood site is identified as a Key Employment Area in the 2015 HDPF.</p> <p>On the Eagle site an application for 19 dwellings BL/154/03 (later reduced to 17) was dismissed on appeal in 2005.</p>
Access	<p>The site is accessed via two narrow entrances from Brookers Road to the north of the site. Turning into the site is considered difficult, especially for large HGVs.</p> <p>Public Footpath ROW1938 runs to the north of the site along Brookers Road.</p>
Proximity to Services and Facilities	The furthest part of the site is 460m on foot to local shops around the level crossing at Billingshurst railway station.
Environmental Considerations	There are no specific environmental issues impacting this site, although there may be the potential for conflict between industrial and residential uses.
Initial Recommendation	<p>Retain the Key Employment Area designation for Huffwood and Amend to include the neighbouring Eagle Estate within the KEA boundary.</p> <p>NOTE: Given the reported access difficulties, a potential option for the longer term may be to consider the feasibility of relocating existing businesses to a new or existing employment site elsewhere within the Billingshurst area. Should this arise sufficient alternative new sites would also need to be allocated to meet additional employment requirements. The viability of the existing sites to be converted to other uses would also need to be considered through this process.</p>

Site Name: Daux Road Industrial Estate, Billingshurst



Site Location	The site is located within the BUAB of Billingshurst south of the railway station.
Site Area	3.6ha
Description of site (Existing and Neighbouring Uses)	<p>Daux Road Industrial Estate is a commercial estate with a range of 1960-2000s mixed quality buildings. At the time of the visit the estate was almost fully occupied mostly by small industrial (B2) businesses with some storage (B8) and office (B1) use with one unit vacant.</p> <p>The industrial estate is surrounded by housing development to the south and west, countryside to the east, and the railway line to the north – beyond which lies Huffwood & Eagle Trading Estates. The site is located on the eastern edge of the BUAB of Billingshurst.</p> <p>0.3ha of land on the western boundary was converted into 14 dwellings (DC/10/1912) (area shown by the blue line boundary)</p> <p>The Economic Growth Assessment 2014 described the site as having limited scope for expansion or intensification.</p>
Planning History	<p>The site is identified as a Key Employment Area in the HDPF.</p> <p>DC/04/1118 Change of Use from B8 Warehouse to B1 Light Industrial PERMITTED 23/07/2004</p> <p>DC/10/1912 Construction of 14 houses PERMITTED 05/04/2011</p>
Access	The site is easily accessible from Daux Road.
Proximity to Services and Facilities	The furthest part of the site is 500m on foot to local shops around the level crossing at Billingshurst railway station.
Environmental Considerations	Traffic and noise generation from the industrial estate and railway. There are 36 horse chestnut trees which are subject to a TPO on the western boundary of the site, however this is the area covered by the residential application.
Initial Recommendation	Retain Daux Road Industrial Estate as a KEA, but amend the boundary removing the land lost to housing DC/10/1912.

Site Name: Gillmans Industrial Estate, Natts Lane, Billingshurst



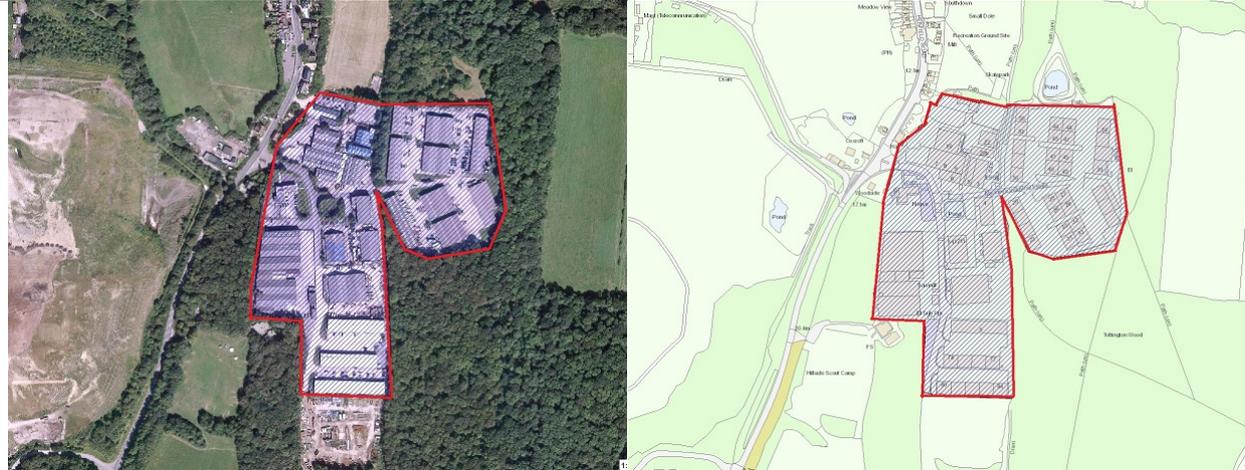
Site Location	The site is located within the Billingshurst BUAB south of Natts Lane.
Site Area	3.3ha
Description of site (Existing and Neighbouring Uses)	<p>Gillmans Industrial Estate is a clean well-ordered 1980-90s industrial estate consisting of brick buildings with metal clad upper storeys and roofs. The industrial estate is fully occupied with no room for further expansion, although it may be possible to intensify existing uses with the estate.</p> <p>The site is bordered by Natts Lane to the north and residential development to the east and south. The western boundary is dominated by trees.</p> <p>The Economic Growth Assessment 2014 described the site as an average quality employment site that is fulfilling its local and district-wide role.</p>
Planning History	The site is identified as a Key Employment Area in the 2015 HDPF.
Access	The site is accessed directly off Natts Lane. The entrance from Natts Lane is subject to flooding.
Proximity to Services and Facilities	The furthest part of the site is 550m on foot to local shops around the level crossing at Billingshurst railway station.
Environmental Considerations	The northern boundary to the site is located within Flood Zone 2. Traffic and noise generation from the industrial estate.
Initial Recommendation	Retain as a KEA with no change to current boundaries.

Site Name: Lawson Hunt Industrial Park, Broadbridge Heath



Site Location	The site is located within the BUAB of Broadbridge Heath on the NW corner of the settlement.
Site Area	2.8ha
Description of site (Existing and Neighbouring Uses)	<p>Lawson Hunt Industrial Park was constructed in the 1980s. It is a very busy industrial estate although one unit was vacant at the time of the site visit.</p> <p>The site is located in the north west corner of the settlement of Broadbridge Heath. It is bordered by the A261 to the west and the Old Guilford Road to the North. The eastern boundary comprises residential development and some garage space, while the southern boundary is recreation space.</p> <p>The Economic Growth Assessment 2014 described the site serving a local/district catchment but lacks space for expansion.</p>
Planning History	The site is identified as a Key Employment Area in the 2015 HDPF. Planning applications on this site have sought change of access arrangements to different units.
Access	Some access issues have been reported for larger modern HGVs due to parked cars in the area. Vegetation and overhanging trees are present on the entrance road from the A281 roundabout which may need some maintenance in the longer term.
Proximity to Services and Facilities	The Industrial Park is 1.46km to the supermarket in the Wickhurst Lane retail area on the eastern edge of the settlement. There is no safe access on foot to Newbridge Nurseries retail area which is 1.4km away by road to the south along the A281/A264. Reliance on private vehicles would therefore be high.
Environmental Considerations	Traffic and noise generation from the industrial estate.
Initial Recommendation	Retain as a KEA with no change to current boundaries.

Site Name: Mackley Industrial Estate, Henfield Road, Small Dole



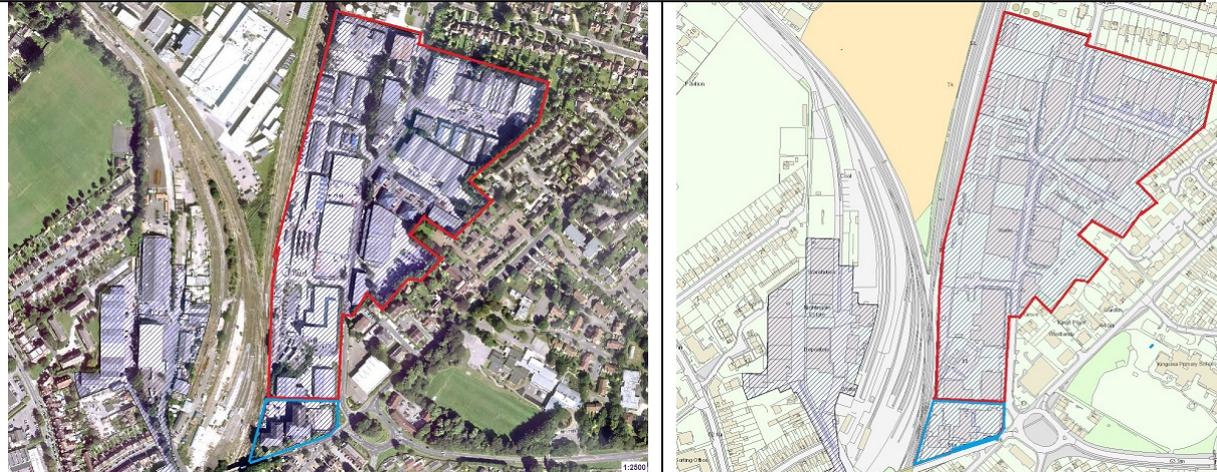
Site Location	The site is located within the BUAB of Small Dole at the southern end of the settlement.
Site Area	8.5ha
Description of site (Existing and Neighbouring Uses)	<p>Mackley Industrial Estate is a large industrial estate dating from the 1970's consisting mostly of small industrial (B2) units, some modern warehouses (B8) and older offices (B1a) of low to moderate quality. The site was fully occupied during the site visit.</p> <p>The site is located on the southern tip of the settlement of Small Dole. Its boundary marks the edge of the BUAB. The site itself is bound by a recreation area to the north, ancient woodland to the east and woodland to the south and west.</p> <p>The site is well used and provides a significant employment offer in the south of the district.</p> <p>The Economic Growth Assessment 2014 indicated that the site has limited prospects for intensification of use in the medium term.</p>
Planning History	The site is identified as a Key Employment Area in the 2015 HDPF.
Access	The site is accessed directly from the A281 Henfield Road.
Proximity to Services and Facilities	There is a village shop and Post Office 740m away from the furthest part of the site along the A28.
Environmental Considerations	The areas of woodland to the west of the site contain mixed hardwoods (mainly Oaks) which are subject to TPO's. East of the site is the Ancient Woodland of Tottington Wood which is also Local Wildlife Site (formerly known as a Site of Nature Conservation Importance). The South Downs National Park Boundary is 50m from the eastern boundary of the site meaning landscape is a key consideration. Traffic and noise generation from the industrial estate.
Initial Recommendation	Retain as a KEA with no change to current boundaries.

Site Name: Blatchford Road, Horsham



Site Location	The site is located within the BUAB of Horsham NE of the town centre.
Site Area	7.3ha
Description of site (Existing and Neighbouring Uses)	<p>Blatchford Road is a large average quality industrial estate primarily occupied mostly by engineering companies and related businesses (B2), with some warehouse/distribution units (B8) and some leisure uses (D2) (gym, dance school). The estate is fully occupied with no room for expansion. There is a lack of car parking spaces at the industrial estate.</p> <p>The site is bound by Redkilm Way to the north, residential units to the east, Harwood Road to the south and residential units to the east. There are trees on the northern, eastern and western boundary which are subject to TPO's.</p> <p>The Economic Growth Assessment 2014 described the site as a good urban employment site but there is limited scope for expansion or intensification.</p>
Planning History	The site is identified as a Key Employment Area in the 2015 HDPF.
Access	A safe access into the site exists via Blatchford Road, although a lack of car parking spaces has been reported. The site is just over 1km from both Horsham and Littlehaven stations, and public transport services within Horsham town are better than provision in more rural parts of the district.
Proximity to Services and Facilities	The furthest part of the estate is 575m from the nearest supermarket at the Petrol Garage on Redkilm Way, and a further 520m from there to the shops at Fitzalan Road Roffey. There is food provision on-site.
Environmental Considerations	<p>A number of TPOs on the northern, eastern and western boundaries.</p> <p>Traffic and noise generation from the industrial estate may impact the surrounding residential uses.</p>
Initial Recommendation	Retain as a KEA with no change to current boundaries. Sites which have been converted to leisure uses are dotted within the site and removing them would not create a logical boundary. Given the need for business growth it is considered the site should be protected from further change to other uses, and retain the potential for sites to be returned to business use in the future.

Site Name: Foundry Lane, Horsham

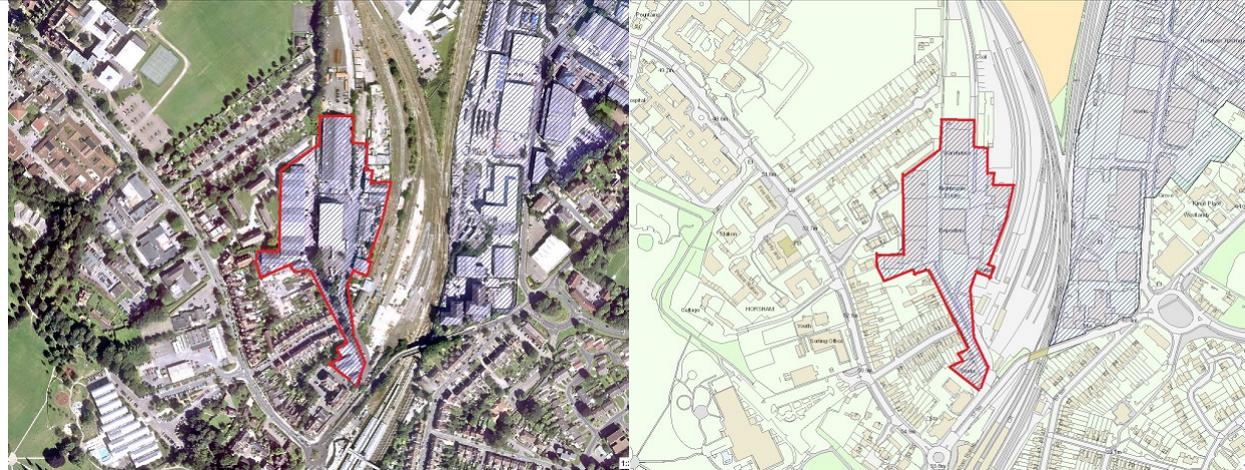


Site Location	The site is located within the BUAB of Horsham NE of the town centre.
Site Area	9.7ha
Description of site (Existing and Neighbouring Uses)	<p>Foundry Lane, Horsham is a large employment area of moderate quality buildings from 1980s to 2000s.</p> <p>The estate is broken down into four named 'zones'; Mulberry, Jubilee, Hawthorn and Horsham Gates, The Mulberry, Jubilee and Hawthorn estates are old and tired looking. The northern end of Hawthorn is now an area for self-storage containers. Horsham Gates, the former Grade A office blocks at the southern end of the Key Employment Area, have now been converted to residential use. The estate is fully occupied with the exception of one building on the Jubilee estate. There is some space within the site for the further intensification of employment uses.</p> <p>The site is bound to the north and east by residential units, by North Street to the South and by the railway track to the west – beyond which is the former Novartis development site (Policy 8 in the HDPF).</p>
Planning History	The site is identified as a Key Employment Area in the 2015 HDPF. A small proportion of the site has been lost to residential development - DC/15/0611: Erection of 45 new residential dwellings in two blocks ranging from 3 to 4 stories in height, with undercroft car parking and associated landscaping (to the rear of gate three and land formally gate one). Known as Horsham Gates this development has now been completed.
Access	The site is accessed off Foundry Lane.
Proximity to Services and Facilities	The nearest supermarket is at the Petrol Garage on Redkirk Way which is 545m on foot from the northern end of Foundry Lane and 960m to the shops at Fitzalan Road, Roffey. Horsham Railway Station is 370m on foot from the southern end of Foundry Lane and it is a further 675m to the shops at The Carfax in Horsham town Centre. Bus services within the town are reasonable.

Environmental Considerations	There is a small cluster of trees on the eastern boundary at the end of Foundry Close which is subject to a TPO. Horsham Railway Station Signal Box located within the south eastern boundary is also Grade II listed. Traffic and noise generation from the industrial estate and adjoining railway line.
Initial Recommendation	Retain Foundry Lane as a KEA but amend the red line boundary to exclude the new Horsham Gates residential development.

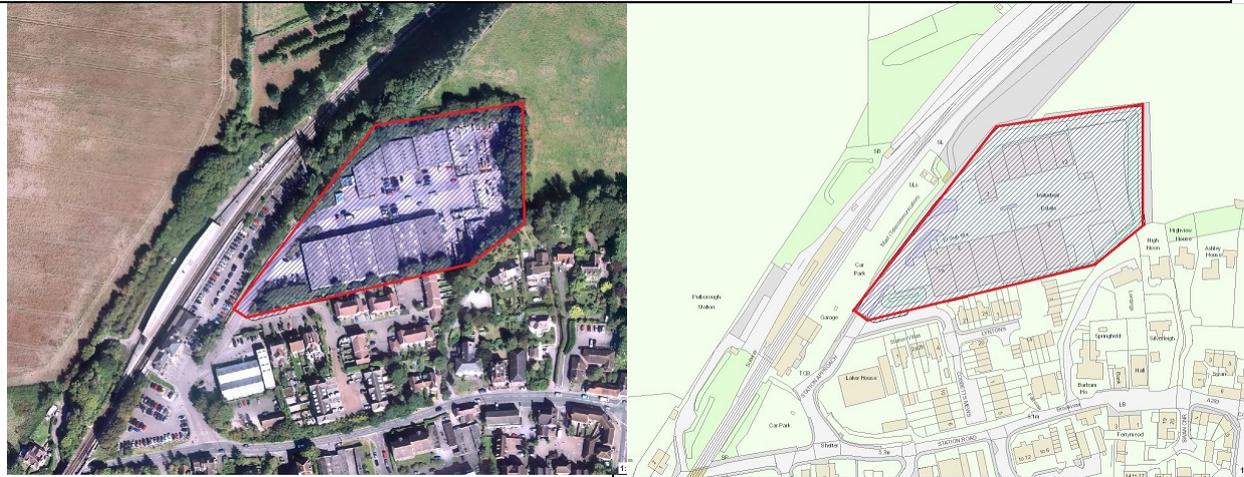
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Site Name: Nightingale Road Industrial Estate, Horsham



Site Location	The site is located within the BUAB of Horsham NE of the town centre.
Site Area	2.7ha
Description of site (Existing and Neighbouring Uses)	<p>Nightingale Road is an old industrial estate with corrugated sheds and low quality buildings located next to the Horsham railhead. The industrial estate is mostly used for storage/warehouse/distribution (B8 uses) though there is some light industry (B2) and a single 1960s empty office block (B1).</p> <p>There are a small number of unoccupied units on the site where businesses have relocated in recent years. For example, Creative Assembly and Hepworth's Brewery have both moved out of the site in the recent years.</p> <p>The site is bound by an area of hardstanding to the north, the railway yard to the east, The Station public house to the south and residential units to the west.</p> <p>The Economic Growth Assessment 2014 described the site as an average employment site but acknowledged it is constrained geographically with difficult access provision.</p>
Planning History	The site is identified as a Key Employment Area in the 2015 HDPF.
Access	There are access issues for large modern HGVs wishing to access the site via North Street past The Station pub. Secondary issues also arise due to sat-nav systems directing lorries via Gladstone Road meaning they have to use a hair-pin bend to enter the industrial estate. Bus services within the town are reasonable.
Proximity to Services and Facilities	The whole site is within 500m (less than 200m from the entrance) by foot to Horsham Railway Station and a further 675m to the shops at The Carfax in Horsham town Centre.
Environmental Considerations	Traffic and noise generation from the industrial estate and adjoining railway line.
Initial Recommendation	Retain as a KEA with no change to current boundaries.

Site Name: Station Approach, Pulborough



Site Location	The site is located within the BUAB of Pulborough NE of the railway station.
Site Area	1.5ha
Description of site (Existing and Neighbouring Uses)	<p>Station Approach is a 1980-90's industrial estate occupied by a merchant's warehouse and buildings occupied by plant machinery. It is fully occupied and is performing well. The estate comprises corrugated sheds and brick warehouses.</p> <p>The site lies to the west of the village of Pulborough. It is well screened by trees on all boundaries, with the railway track running beyond those boundaries to the west. The site is bound by open space to the north and east and residential units to the south.</p> <p>The Economic Growth Assessment 2014 described the site as benefiting from good strategic and local access and location within a settlement.</p>
Planning History	The site is identified as a Key Employment Area in the 2015 HDPF.
Access	<p>Accessibility into the site is an issue as the access road is shared with the users of Pulborough Railway Station car park. Often cars end up parked alongside the road by station customers, leaving access into the site challenging and congested.</p> <p>Public Footpath ROW2327 runs up the western boundary of the site.</p>
Proximity to Services and Facilities	The site is 1.2km to the nearest Supermarket on the A29 London Road or 1.4km to the shops on Lower Street Pulborough.
Environmental Considerations	Traffic and noise generation from the industrial estate and adjoining railway line.
Initial Recommendation	Retain as a KEA with no change to current boundaries.

Site Name: Oakhurst Business Park, Wilberforce Way, Southwater



Site Location	The site is located within the BUAB of Southwater at the northern end of the settlement.
Site Area	11ha
Description of site (Existing and Neighbouring Uses)	<p>Oakhurst Business Park is a late 1990's and early 2000s estate consisting mostly of modern, high quality warehouse buildings (B8) and landscaping. It is fully occupied.</p> <p>The site is bound by residential units to the north, Worthing Road to the west, the A24 and Southwater Street to the east and residential units to the south.</p> <p>Given the size of site there may be room for intensification of use of the vacant allocated land within the Business Park but the impact on neighbouring residential properties would need to be a key consideration in this respect.</p> <p>The Economic Growth Assessment 2014 described the site as having good internal access, parking provision and turning space with direct access to the A24.</p>
Planning History	The site is identified as a Key Employment Area in the 2015 HDPF. A small portion of the site has planning permission for residential development (DC/15/2127).
Access	The site is located 750m from the A24 Hop Oast Junction and is accessed directly off Wilberforce Way.
Proximity to Services and Facilities	The Business Park is located at the northern end of Southwater. Southwater Village centre which is 2.8km away and would therefore be accessed by car. There is however a regular bus service to Southwater from Horsham.
Environmental Considerations	<p>There are two clusters of trees within the site which are subject to a TPO. The first being a circular area on the north eastern boundary and the second being a linear cluster located alongside Charwood House to the south of the site.</p> <p>Traffic and noise generation from the industrial estate & neighbouring A24 which borders the north east portion of the site.</p>
Initial Recommendation	Retain the site as a KEA but amend the boundary to include the land occupied by the RSPCA and delete the land which has now come forward for housing development.
Site Name: Water Lane Trading Estate, Storrington	



Site Location	The site is located within the BUAB of Storrington at the northern end of the settlement.
Site Area	7.0ha (existing site)
Description of site (Existing and Neighbouring Uses)	<p>Water Lane Trading Estate is an ageing industrial estate dating back to the 1970s. The buildings comprise of brick and corrugated roof construction. A single firm, Paula Rosa, occupied the entire southern 50% of the site until they moved out in 2014. The remainder of the estate is mostly occupied by small engineering firms (B2) and warehouse / distribution (B8) businesses.</p> <p>The exception is TESLA Engineering which occupies modern buildings in the northern 20% of the site and has recently expanded to new premises on the north side of Water Lane.</p> <p>The site is located on the northern boundary of the settlement of Storrington. The site is bound by Water Lane to the north-east, leading onto agricultural land and by residential land to the south and east.</p> <p>The Economic Growth Assessment 2014 described the site as having limited prospects for further intensification, although given the subsequent expansion of the Tesla site opposite, this does not necessarily seem to be the case.</p>
Planning History	The site is identified as a Key Employment Area in the 2015 HDPF. An application for 98 units was granted planning permission on the southern (formerly Paula Rosa) portion of the site in December 2016 (DC/15/2788).
Access	The site is accessed from the north via Water Lane.
Proximity to Services and Facilities	The centre of the estate is 1.71km from the services and facilities within Storrington town centre.
Environmental Considerations	The entrance to the site along Water Lane is located in Flood Zone 2. An area of trees subject to a TPO is located on the western boundary of the site. Traffic and noise generation from the industrial estate may impact surrounding residential uses.
Initial Recommendation	Retain the site as a KEA but amend the boundary to include the land to the north of Water Lane to include land occupied by TESLA engineering.

Site Name: Huffwood Trading Estate, Partridge Green



Site Location	The site is located within the BUAB of Partridge Green.
Site Area	0.9ha
Description of site (Existing and Neighbouring Uses)	<p>Huffwood Trading Estate is an old established 1960-80s industrial estate consisting of brick units of one or two storeys in height, of various ages. Mostly of small industrial use (B2). At the time of site visit 9 of the 35 units were empty. There is limited car parking space. The site is bound by residential units to the north and east, and the Star Road Industrial Estate to the South (SA815). There is no room to extend the industrial estate due to existing land-uses.</p> <p>The Economic Growth Assessment 2014 stated that the geographic location of site limits its potential and market attractiveness, and market signals may indicate that alternative uses would be more suitable in the long term.</p>
Planning History	The site is allocated as a Key Employment Area in the 2015 HDPF.
Access	<p>Although the site is not accessed from the strategic road network access to this site is reasonable. Huffwood Trading Estate has access from the High Street / B2116 to the north of the site. There are numerous bus stops along the High Street and also one on the B2135, to the south of Star Road, providing links to Brighton and Horsham. There are no train stations within Partridge Green.</p> <p>Access is from the busy High Street where turning is tight especially for modern HGVs. The site is not in close proximity to an "A" road. The routes to the nearest highway are via the B2135 north to the A24, or the B2116 east to the A281.</p>
Proximity to Services and Facilities	The southern end of the site is 275m on foot to the services and facilities on the High Street. Public transport to the village is limited, but is close to local facilities in Partridge Green for local shops.
Environmental Considerations	There is a cluster of trees subject to a TPO on the north western boundary. Traffic and noise generation from the industrial estate may impact surrounding residential uses.
Initial Recommendation	Retain both the Huffwood and Star Road designations, but as they adjoin each other the designation should be merged as a single KEA designation. A potential option for the longer term may be to consider the feasibility of relocating existing businesses to a new or existing employment site elsewhere around Partridge Green, potentially through the neighbourhood planning process. This would however require agreement from landowners.

Site Name: Star Road Trading Estate, Partridge Green



Site Location	The site is located within the BUAB of Partridge Green at the southern end of the settlement.
Site Area	3.3ha
Description of site (Existing and Neighbouring Uses)	<p>Star Road Trading Estate is a 1960-80s trading estate consisting of functional single/two tier low/moderate quality buildings close to existing houses. Mostly of industrial (B2) use with some storage/distribution (B8) uses. At the time of site visit 21 of the 60 units were empty. There is no potential for the intensification of employment uses on the site.</p> <p>The site adjoins Huffwood Trading Estate to the north west (SA124), and residential development to the north east. The eastern and southern boundaries are characterised by open countryside, although there is a small area of linear housing development abutting the southern tip of the site. The western boundary is formed by the B2135.</p>
Planning History	The site is allocated as a Key Employment Area in the 2015 HDPF. Recent planning permission for the strip of land south of Star Road DC/15/2787 may preclude further expansion into land south towards the Sewage Works.
Access	The industrial estate is accessed from the B2135 leading onto Star Road.
Proximity to Services and Facilities	Although the site is not accessed from the strategic road network access to this site is reasonable, and could potentially be achieved through the existing industrial estate. Public transport to the village is limited, but is close to local facilities in Partridge Green for local shops.
Environmental Considerations	The site is within the Hazard Zone of the adjacent sewerage treatment works. The Forge Grade II listed building abuts the southern tip of the site. Traffic and noise generation from the industrial estate may impact surrounding residential uses.
Initial Recommendation	Retain both the Huffwood and Star Road designations, but as they adjoin each other the designations should be merged into a single KEA designation. A potential option for the longer term may be to consider the feasibility of relocating existing businesses to a new or existing employment site elsewhere around Partridge Green, potentially through the neighbourhood planning process. This would however require agreement from landowners.

2. Identification and designation of potential new Key Employment Areas (KEA)

There are 8 existing employment sites in the district which are not currently designated as Key Employment Areas but which are performing well and are considered would benefit from some form of protection to ensure that commercial uses can continue to be brought forward on the site in the future. It is suggested that these sites have potential for designation as *new* KEAs in the updated Local Plan. The sites may sometimes be a distance from existing settlements but are close to good transport links on the strategic road network. Maps of all 8 sites are provided in the tables below together with a brief description of the site and information as to why it is considered that the site would be suitable for designation.

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Site Name: Wiston Business Park, London Road, Ashington



Site Location	The site is located south of Ashington to the west of the A24. It is outside the BUAB of Ashington.
Site Area	2.8ha
Description of site (Existing and Neighbouring Uses)	<p>Wiston Business Park is a modern industrial estate situated on the northbound side of the A24. It comprises four early 2000s factory units, three of which are occupied by CSM Bakery Solutions, while the fourth is occupied by Spheric Trafalgar. The site has employees who commute in from beyond the district boundary which indicates the site is playing a strategic employment role.</p> <p>The site is bound by large earthwork bunds to the north and west and a small number of residential dwellings and a garden centre to the south. There is limited opportunity for expanding the site due to the surrounding physical constraints.</p>
Planning History	None relevant.
Access	The site is situated on the A24 and is accessed off London Road via the northbound carriageway of the A24 only.
Proximity to Services and Facilities	There is no easy pedestrian access from the site to the nearest settlement of Ashington. The site is located 1.56km away by car from the services and facilities on London Road, Ashington. Journey distances for southbound traffic are longer as the site is only accessible via the northbound carriageway of the A24.
Environmental Considerations	The sites rural location beyond the BUAB of Ashington means reliance on private car use is high. Around 75% of employees on the site commute by car from Adur and Worthing.
Initial Recommendation	Designate Wiston Business Park as a KEA. Given the strategic nature of the existing businesses on this site, coupled with direct access to the strategic road network it is considered that the site would benefit from protection as a key employment area.

Site Name: Henfield Business Park, Shoreham Road, Henfield



Site Location	The site is located in a countryside location off the A281 south of the BUAB of Henfield.
Site Area	1.6ha
Description of site (Existing and Neighbouring Uses)	<p>Henfield Business Park is a thriving industrial estate, established in the 1990s, housing larger warehousing and a Post Office depot. The site is fully occupied mostly by small industrial (B2) and some office (B1) and storage/distribution (B8) uses.</p> <p>The site is bound by open countryside to the north and east, ancient woodland to the south and by the A2037 to the west.</p> <p>The Economic Growth Assessment 2014 described the site as having good employment facilities to meet the needs of a local catchment and has further scope for intensification in the short to medium term.</p>
Planning History	DC/14/1031, DC/15/0939 & DC/16/0534 Planning applications for B1/B2/B8 units permitted and are being built out.
Access	The site has good accessibility off the A2037 Shoreham Road.
Proximity to Services and Facilities	There is no safe pedestrian access to the nearest settlement of Henfield. It is a 2km journey by car northwards on the A2037 to the services and facilities on Henfield High Street.
Environmental Considerations	The site is in a rural location, meaning reliance on private car use is high. Although well screened from the south, there may be a visual impact on the surrounding countryside if the site were extended significantly northwards.
Initial Recommendation	Designate as a KEA. Given the success of this site, together with the direct access to the strategic road network in the district, it is considered that the site would benefit from designation as a key employment area.

Site Name: Graylands Estate, Langhurstwood Road, Horsham



Site Location	The site is in a countryside location outside the BUAB of Horsham, north of and adjoining the Land North of Horsham strategic development location.
Site Area	1.8ha
Description of site (Existing and Neighbouring Uses)	<p>The site is located to the north of the strategic development location at Land North of Horsham. The site is elevated but generally well screened. It is bound by countryside to the north, woodland to the east, open countryside and development land to the south and Ancient Woodland to the west, beyond which is Langhurstwood Road.</p> <p>The site has a dedicated car park and an on-site café, and is a pleasant environment. The buildings are all recently refurbished and fully occupied. Occupancy is evenly split between offices (B1) small industrial (B2) and storage/warehouse (B8) use. Graylands Manor and The Pavillion have been converted to residential use. The estate particularly appeals to the micro enterprise business sector and small and medium sized enterprises (SMEs).</p>
Planning History	The site is located outside the BUAB of Horsham. DC/14/2618 and DC/14/2619 permitted the conversion of Graylands Manor and The Pavilion, from office (B1) to residential (C3) use. The site directly adjoins the boundary of the Land North of Horsham Allocation in the HDPF.
Access	The site has good access via a private tarmac drive which is a one way loop from a separate entrance and exit on to Langhurstwood Road. This connects to the A264 to the south.
Proximity to Services and Facilities	Whilst the site is detached from the main settlement of Horsham, it is adjacent to the new allocation of land for development at Land North of Horsham and will be in close proximity to the services and facilities provided by this development once built out.
Environmental Considerations	The site is situated within a landscape character area identified as having no/low capacity for Employment Development in the 2014 Landscape Capacity Assessment therefore a landscape study will be required if future development is proposed. The site is located within a Heat Priority Area. The north eastern boundary is abutting Morris's Wood area of Ancient Woodland.

Initial Recommendation	This site provides important employment land for smaller start-up businesses. It is however recognised that the site is close to an area allocated for strategic housing development, and has already come under pressure for conversion to other uses. To ensure the continued balance of employment and residential development in the wider district it is considered that the existing employment land should be designated as a KEA.
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Site Name: North Heath Lane Industrial Estate, North Heath Lane, Horsham



Site Location	The site is located within the BUAB of Horsham north of the town centre.
Site Area	1.8ha
Description of site (Existing and Neighbouring Uses)	<p>North Heath Lane Industrial Estate is a 1970s/80s business park located within Horsham BUAB. Usage is evenly split between office (B1) small industry (B2) and storage/distribution (B8). There is currently one office unit vacant. The buildings on-site comprise two storey pavilion style offices with associated car parking. There is no space to extend the industrial estate but there is potential to intensify activities within the existing buildings and parameters.</p> <p>It is located in a residential area bordered by housing to the north, east and west and recreation space to the south. Amundsen Road borders the site to the north while North Heath lane borders the site to the east.</p> <p>The Economic Growth Assessment 2014 described the site as a good employment site neatly arranged with a residential area.</p>
Planning History	There are no relevant planning applications in relation to this site.
Access	The site has good access from North Heath Lane via a wide private drive with security barrier.
Proximity to Services and Facilities	The site is located within the BUAB of Horsham Town in the northern part of the settlement. It is 445m on foot from the far western end of the estate to local shops. The site is 2.8km by car from services and facilities in Horsham town centre.
Environmental Considerations	The site is located within a Heat Priority Area providing opportunity for potential connection to a District Heating System. Traffic and noise generation from the industrial estate may impact the surrounding residential uses.
Initial Recommendation	Designate as a KEA.

Site Name: Parsonage Business Park, Parsonage Way, Horsham



Site Location	The site is located within the BUAB of Horsham north of the town centre.
Site Area	1.2ha
Description of site (Existing and Neighbouring Uses)	<p>Parsonage Business Park is located to the north of Foundry Lane Industrial Estate approximately 1km away from Horsham Railway Station. The site is bound by industrial land to the north, and east, residential units to the south and the railway line to the west.</p> <p>The site is a 1980s/90s industrial business park comprising two storey moderate quality buildings for light industrial (B2) and warehouse/distribution (B8) use. At the time of the site visit there was one unit to let.</p> <p>The Economic Growth Assessment 2014 described the site as a healthy employment site.</p>
Planning History	None.
Access	The site has good accessibility via Parsonage Way off Parsonage Road.
Proximity to Services and Facilities	The site is 700m by foot from the garage/supermarket at Redkilm Way / Old Crawley Road roundabout. It is 1.3km by car from Horsham Railway Station and 2km from the services and facilities provided in Horsham town centre.
Environmental Considerations	<p>The site is located in an area subject to a TPO and 100m to the west of Parsonage Farm Grade II Listed Building.</p> <p>Traffic and noise generation from the industrial estate may impact the neighbouring residential uses.</p> <p>Noise from the railway line may impact office uses and mitigation may need to be incorporated into office design.</p>
Initial Recommendation	Designate Parsonage Business Park as a KEA in the HDPF (Local Plan) Review to secure continued range of employment sites in Horsham town centre.

Site Name: Spring Copse Business Park Slinfold



Site Location	The site is in a countryside location on the A29 to the west of the BUAB of Slinfold.
Site Area	2.8ha
Description of site (Existing and Neighbouring Uses)	<p>The site is a 1990s industrial estate, which is well maintained and fully occupied mostly by warehouse/distribution (B8) businesses with some industrial (B2) use.</p> <p>The site is surrounded by countryside, bound by bridleway ROW3569 to the north and Stane Street (A29) to the west. There is also a group of 32 Cypresses and 10 Maple trees located along the western boundary which are protected by TPO's.</p>
Planning History	Spring Copse Business Park is mentioned in the emerging Slinfold Neighbourhood Plan as part of the strategic objective to “Encourage existing businesses to prosper and attract new businesses with high quality employment opportunities.”
Access	Spring Copse Business Park has good accessibility via Stane Street (A29).
Proximity to Services and Facilities	The site is in a rural location to the west of the BUAB of Slinfold. There is no safe pedestrian access to Slinfold. The services and facilities at Slinfold village centre are 1.5km away by car.
Environmental Considerations	Traffic and noise generation from the A29. Landscaping is already in place along the western boundary of the site and this may provide sufficient buffer.
Initial Recommendation	Given the high performance of this site, together with the direct access to the strategic road network in the district, it is considered that the site would benefit from designation as a Key Employment Area.

Site Name: The Business Park, Maydwell Avenue, Slinfold



Site Location	The site is in a countryside location abutting the southern end of the BUAB of Slinfold. The site is adjacent to Spring Copse Business Park.
Site Area	5.1ha
Description of site (Existing and Neighbouring Uses)	<p>The site is a large modern estate, comprising mostly high quality "prestige" AJW HQ office and logistics buildings with some lower quality warehouse/distribution units at the eastern end. The site is fully occupied.</p> <p>The site is bound by open countryside to the north, allotments and residential gardens to the east which form the BUAB of Slinfold, recreation land to the south and Hayeshill Copse Ancient Woodland to the west.</p>
Planning History	<p>The Business Park is mentioned in the emerging Slinfold Neighbourhood Plan as part of the strategic objective to "Encourage existing businesses to prosper and attract new businesses with high quality employment opportunities."</p> <p>Fields either side of the long entrance drive have lapsed planning permission (DC/12/1838) for a solar farm. More recently, the eastern portion of this site has been granted permission for residential development – DC/13/2042.</p>
Access	The Business Park is accessed via the A29 via long landscaped drive known as Maydwell Avenue.
Proximity to Services and Facilities	It is 950m walking distance via the pedestrian exit at the eastern end of the site to the services and facilities of Slinfold village centre. Otherwise it is a 2.4km car journey via Maydwell Avenue.
Environmental Considerations	The site is adjacent to Hayeshill Copse Ancient Woodland to the west.
Initial Recommendation	Given the high performance of this site, together with the direct access to the strategic road network in the district, it is considered that the site would benefit from designation as a Key Employment Area. This area will exclude the land which has now come forward for residential development as part of DC/13/2042.

Site Name: Southwater Business Park, Worthing Road, Southwater



Site Location	The site is located within the BUAB of Southwater north of Southwater Country Park.
Site Area	5.6ha
Description of site (Existing and Neighbouring Uses)	<p>Southwater Business Park is a well-established industrial estate originating in the 1900s comprising of some office (B1) but mostly warehouse/distribution units (B8). The site is fully occupied.</p> <p>The site is bound by residential land to the north, Station Road to the east and Southwater Country Park to the south and west.</p> <p>The site abuts Sandgate Country Park to the south which limits opportunities for future extension; however there is opportunity to develop an underutilised car park to the north of the site for employment use in the future.</p> <p>The Economic Growth Assessment 2014 described the site as of generally good quality with suitable access and parking provision.</p>
Planning History	No relevant planning history.
Access	The site has good access from the Worthing Road from which there is good strategic access to the A24 at Hop Oast Roundabout.
Proximity to Services and Facilities	It is 630m from the far eastern end of the site to the services and facilities at Lintot Square in Southwater Village Centre.
Environmental Considerations	The site abuts Southwater Country Park to the south and there is an area of ancient woodland beyond Station Road to the north meaning any further intensification of uses will need to be mindful of landscape impacts, noise and traffic generation together with potential impacts on nature conservation.
Initial Recommendation	Southwater is undergoing significant expansion at the current time and there will be a need to ensure that there are employment uses to provide employment opportunities for new residents as well as in the Gatwick Diamond more generally. It is considered that this site should be designated as a Key Employment Area.

Site Name: Rock Business Park, The Hollow, Washington



Site Location	The site is located in a countryside location off the A24 outside the BUAB of Washington.
Site Area	3.2ha
Description of site (Existing and Neighbouring Uses)	<p>Rock Business Park is a brand new purpose-built industrial estate comprising B1 and B8 units located in the countryside to the north of Washington. The site is surrounded by agricultural land and is accessed via the A24.</p> <p>Phase 1 is built out and is fully occupied; Phase 2 is also built out and fully occupied apart from on 9375 sq ft B8 unit.</p> <p>Land to the north of the site rises steeply which limits opportunities for expanding the site.</p>
Planning History	An application for 5 business units was permitted in 2012 (DC/12/0988) with a further 1071sqm of Officer and B8 space permitted in 2014 (DC/14/0777). This has now been fully built out as of September 2016 and all are now occupied apart from one large B8 unit.
Access	The Business Park is located off the southbound A24. Access is good though it is a tight turn off and on to the main road.
Proximity to Services and Facilities	The site is located on the strategic road network (A24). The site is in a countryside location but is close (1.3km) to some services and facilities that are present in Washington to the south. The location of the site does however mean that reliance on private car use is likely to be high. The site is located 4.5km away by car from the services and facilities at Storrington to the west or 4.2 km at Ashington to the north.
Environmental Considerations	The entrance to the site from the A24 falls within Flood Zone 2.
Initial Recommendation	Given the high performance of this site, together with the direct access to the strategic road network in the district, it is considered that the site would benefit from designation as a Key Employment Area.

3. Land put Forward for Consideration for Commercial Use.

Additional land is required for the provision of employment in order to meet the needs of both existing and future business in the District and to support the economy of the wider sub-region. Through the initial SHELAA assessment, a number of sites have been identified that may have some potential for employment development in the future. Further potential on the detail of these sites is therefore set out in the following tables.

Site Name: Land North of Lower Broadbridge Farm	
 	
Site Location	This is a greenfield site consisting of agricultural fields west of Lawson Hunt Industrial Park, Broadbridge Heath. The total size of the site submitted to the SHELAA was 12 Ha, however only the 3.7ha is considered to be suitable for employment use.
Site Area	3.7ha
Description of site (Existing and Neighbouring Uses)	This site is open farmland bordered by a stream and trees to the north, a track and more fields to the west, a stone quarry to the south and the A281 and the BUAB of Broadbridge Heath to the east.
Planning History	None.
Access	Access to the site is via footpaths from the A281 only. Any new access would have to be built from the A281 at the Lawson Hunt roundabout.
Proximity to Services and Facilities	The site is 1.5km to the nearest large supermarket in the Wickhurst Lane retail area on the eastern edge of the settlement, but there is a small shop on the Billingshurst Road which is closer to this site.
Environmental Considerations	<p>The site is within a landscape character area identified as having no/low capacity for Employment Development in the 2014 Landscape Capacity Assessment therefore a landscape study will be required if future development is proposed.</p> <p>The southern boundary of the site has been drawn to exclude the continuation of the outcrop of Horsham Stone currently being quarried at Lower Broadbridge Farm.</p>
Initial Conclusion	It is considered that the 3.7ha parcel of land adjoining the BUAB of Broadbridge Heath on the eastern part of the overall SHELAA site SA102 may have potential for economic development. The site is accessible to the road network and is already close to existing employment land. This would help enable any businesses to expand into more modern units in the current area should they choose to do so. It is considered that the site would be suitable for B1, B2, B8 uses. It would however be necessary to undertake further work on the landscape sensitivity of this site, and if allocated it would be necessary to ensure that any impacts on the surrounding countryside is minimised.

Site Name: Nowhurst Business Park, Guildford Road, Slinfold	
	
Site Location	The site is located 1.5km to the north west of the BUAB of Broadbridge Heath on the A281 Guildford Road.
Site Area	11.1ha
Description of site (Existing and Neighbouring Uses)	<p>This is a previously developed site part of which was formerly used as a Civil Engineering Contractors depot and a motor salvage depot. All that remains is the concrete access road and a few corrugated roof buildings at the extreme south of the site. The rest of the site has been crushed and flattened and vegetation growing from the remains of former brick and concrete structures gives an undeveloped appearance.</p> <p>The site is currently well screened by large bunds and trees surrounded by agricultural land to the north and east and woodland to the south and west.</p>
Planning History	<p>The site was previously allocated for employment in the North Horsham District Local Plan, adopted in 1991, under Policy E2 (iv) Nowhurst Quarries.</p> <p>A planning application (DC/16/2941) for industrial (B2) and storage (B8) use was refused in June 2017. Further proposals were submitted for commercial use on this site (DC/17/2131) for B1, B2 and B8 uses. Resolution to permit this application has now been granted subject to a S106 agreement.</p>
Access	The site has good access from a purpose built roundabout on the A281 Guildford Road via a long tarmac landscaped and gated driveway.
Proximity to Services and Facilities	The site entrance is 1.5km from the edge of Broadbridge Heath and 3km from the retail park at Wickhurst Lane. As such reliance on private car use will be high and sustainable transport options/ access to local facilities may need to be considered.
Environmental Considerations	<p>The western boundary of the site is located within Flood Zone 2 and 3.</p> <p>There is a Grade II Listed Building on Nowhurst Lane adjoining the south of the site but is well screened by bunds and trees. Any new development has the potential to create an urbanising appearance on the landscape, depending on uses that take place with increased lighting and activity levels.</p>
Initial Conclusion	<p>Some of this site has previously been used for commercial purposes in the past, and the site is accessible to the main strategic road network. The site is however not directly adjoining any settlement which would be likely to generate some additional car journeys to this location than currently exist.</p> <p>Given the need for employment development and the previous commercial use on this site, there is considered to be potential for allocating land on this site for employment development (B1, B2 and B8 uses) should the planning proposals for this site not come forward. The extent of any allocation would however need to be considered to take account of the relatively rural surroundings and the sensitive nature of some of the surrounding buildings. The design and uses of any scheme would also need to be sensitively designed to take this into account. Should the development proposals take place as set out in DC/17/2131, designation as a KEA should be considered in the longer term.</p>

Site Name: Land North of Hilland Farm, Billingshurst	
Site Location	The site is located north of Hilland Farm east of the A29 on the northern edge of the BUAB of Billingshurst.
Site Area	8.2ha
Description of site (Existing and Neighbouring Uses)	The site is currently used as agricultural land, bound by New Road and further agricultural land to the north, agricultural land to the south and east and by Stane Street to the west.
Planning History	<p>No planning applications have been made on this area of land.</p> <p>Land to the south of, but not directly adjoining this site has however been granted permission for 475 homes. (DC/13/0735) Other applications for housing development to the south of this site have been permitted and development has now been completed. Although currently in a rural location, the surroundings of the site will become more urbanised in the future.</p>
Access	No access currently exists for this site but it is considered that this could be achieved from the A29 to the west of the site.
Proximity to Services and Facilities	There is currently no pedestrian access to this site. It is 600m to the services and facilities within the centre of Billingshurst. There is a station in the village but this is in the southern part of the settlement and is not within easy walking distance of this site.
Environmental Considerations	The site is relatively unconstrained but is located in predominantly open landscape particularly to the north and west. Although it is screened and although there is some vegetation around this site screening is very limited, which would mean that development is likely to be visible within the landscape unless this can be mitigated. The perception of any settlement coalescence between Billingshurst and Five Oaks to the north would also need to be considered. Ecological surveys may be necessary to identify impacts on the flight paths of barbastelle bats which are a protected species and have been recorded in the area.
Initial Conclusion	Given the proximity of this site to existing and future development to the east of Billingshurst, together with the direct access to the strategic road network, it is considered there may be some potential for future employment growth in this location. This would however need to be designed to ensure that landscape impacts in particular could be mitigated.

Site Name: Land West of Hilland Roundabout, Billingshurst	
Site Location	The site is located north of the Hilland Roundabout west of the A29 in a countryside location abutting the BUAB of Billingshurst.
Site Area	7.11ha
Description of site (Existing and Neighbouring Uses)	The site comprises agricultural land and is bound by agricultural land to the north and west and by the A29 Stane Street to the south and east.
Planning History	No planning applications have been made on this area of land. Land to the south east of the site on the eastern side of the A29 has been granted permission for 475 homes. (DC/13/0735) Other applications for housing development opposite this site have been permitted and development has now been completed. Although currently in a rural location, the surroundings of the site will become more urbanised in the future.
Access	No access currently exists for this site but it is considered that this could be achieved from the A29 to the east of the site.
Proximity to Services and Facilities	No pedestrian access currently exists into the site, but the site is 550m away from the services and facilities within the centre of Billingshurst. There is a station in the village but this is in the southern part of the settlement and is not within easy walking distance of this site.
Environmental Considerations	The site is relatively unconstrained but is located in predominantly open landscape particularly to the north and west although it is screened and although there is some vegetation around this site screening is very limited, which would mean that development is likely to be visible within the landscape unless this can be mitigated. The perception of any settlement coalescence between Billingshurst and Five Oaks to the north would also need to be considered. Barbastelle bats, which are a protected species, have been recorded in the area.
Initial Conclusion	Given the proximity of this site to existing and future development to the east of Billingshurst, together with the direct access to the strategic road network, it is considered there may be some potential for future employment growth in this location. This would however need to be designed to ensure that landscape impacts in particular could be mitigated. Ecological surveys may be necessary to identify impacts on the flight paths of barbastelle bats which are a protected species and have been recorded in the area.

Site Name: Rosier Commercial Centre, Coneyhurst Road, Billingshurst	
 	
Site Location	The site is located to the east of the BUAB of Billingshurst north of the railway line.
Site Area	Approx 6.0ha
Description of site (Existing and Neighbouring Uses)	<p>Rosier Commercial Centre is a large industrial estate occupied by a range of mixed quality industrial buildings, with large areas of external; storage for buses, lorries, cars and other vehicles. There are empty spaces in between the existing buildings, and there may therefore be potential for intensification of employment uses. The Economic Growth Assessment 2014 described the site as a pleasant rural employment site that has diversified from traditional farming employment operations.</p> <p>The industrial estate is bound by countryside to the north, east and west and by the Arun Valley Railway line to the south.</p>
Planning History	There are no relevant planning applications associated with this site, but land to the east and north of the site is being promoted by developers for strategic scale housing development.
Access	The site is accessed via a tarmac drive directly off the A272 (Coneyhurst Road). There is no safe access to the site by foot from Billingshurst.
Proximity to Services and Facilities	Whilst the site is only 500m east of the BUAB of Billingshurst, it is 2kms away by car via the A272 from the shops and services within Billingshurst village centre.
Environmental Considerations	<p>A low pressure gas pipeline runs along the western boundary of the site north to south.</p> <p>Rosier House a Grade II Listed farmhouse is located within the site.</p> <p>The site is located within a landscape character area identified as having no/low capacity for Employment Development in the 2014 Landscape Capacity Assessment therefore a landscape study will be required if future development is proposed. Barbastelle bats have been recorded in the area.</p> <p>Noise from the railway line may impact office uses and mitigation options would need to be considered.</p>
Initial Conclusion	This site already has potential for expansion within the existing built form, but due to the direct access to the strategic road network and the relative proximity to Billingshurst it is considered there may be some potential for future employment growth in this location. Any development proposals in this location will need to take account of other landholdings and legal agreements that may exist on the surrounding land in this area. Ecological surveys may be necessary to identify impacts on the flight paths of barbastelle bats which are a protected species and have been recorded in the area. Should the site not be allocated for expansion, the suitability of the site for designation as a KEA should be considered.

Site Name: Former Novartis Site, North Horsham,



Site Location	The site is located within the BUAB of Horsham to the north of the town centre.
Site Area	7.5ha
Description of site (Existing and Neighbouring Uses)	<p>The site is located within the Horsham built-up area boundary. The site is a former commercial site occupied by Novartis Pharmaceuticals. Novartis have now vacated the site and the buildings have been demolished with the exception of the main 1930s Art Deco building.</p> <p>The site is bound by the railway line to the west and south and by Parsonage Road to the north.</p>
Planning History	<p>The HDPF allocated this site (Policy 8) for a mixed use development comprising education and complementary employment uses. The policy does however state that employment use for this site would be supported if the education facility does not come forward by 2021. The University of Sussex confirmed that this site would not be pursued for this use, and the site has been purchased by WSCC. The future of this site and the lack of any prospect for a university must therefore be taken into account when considering the future of this site.</p> <p>DC/15/2109 relating to the demolition of buildings on the site. DC/14/1624 relates to the land north of Parsonage Road - residential development of 160 homes.</p>
Access	The site has good access via the main gated road entrance from North Heath Lane.
Proximity to Services and Facilities	Site is 1.5km from Horsham Town Centre which has a range of services and facilities. Horsham also has a railway station and reasonable public transport services so has the potential to be accessed from a wide area.
Environmental Considerations	There is an avenue of cedar trees lining the approach to the main building which are subject to TPO's. The Art Deco building is Locally Listed and should be retained as part of any development proposals for the site.
Initial Conclusion	The former Novartis site has a history of high level research and development employment and the principle of employment use on this site has already been established. The site is well located in the main town of the district and would provide employment to support residents of the town and the wider Gatwick diamond. It is therefore considered that this site has significant potential for re-use to provide a key employment site within the town. It will be necessary to ensure that the site retains the locally listed building and TPOs.

Site Name: Broadlands Business Campus, Langhurstwood Road, Horsham



Site Location	The site is in a countryside location located to the north west of Horsham outside any built up area boundary.
Site Area	6.5ha
Description of site (Existing and Neighbouring Uses)	<p>The site is a well-appointed site well screened by woodland with two large very high quality “prestige” office buildings, Ashurst and Holmwood, in landscaped grounds. Ashurst has 1,105sq.m. floorspace to let, Holmwood is fully occupied.</p> <p>The site is bound by a stream to the north, a Home Office site to the east, Langhurstwood Road to the south and the Fisher industrial site to the west.</p> <p>There is 1.57ha of land for sale which could accommodate two more similar sized buildings with associated car parking space on land opposite the existing two office buildings.</p>
Planning History	There is no relevant planning history associated with this site.
Access	The site has good access from Langhurstwood Road. It is 3km north of the A264 where it adjoins the strategic road network.
Proximity to Services and Facilities	The Business Campus is located north of Horsham town, more than 4kms from existing services and facilities. Land to the north of Horsham has however been allocated for a residential led development in the Horsham District Planning Framework, and the distance of this site from development will reduce in the future.
Environmental Considerations	<p>The north boundary of the site is in Flood Zone 2. South of Langhurstwood Road is designated as Ancient Woodland and a Local Wildlife Site (formerly known as a Site of Nature Conservation Importance (SNCI)).</p> <p>Traffic and noise generation from the industrial estate may impact the countryside location and cause congestion along Langhurstwood Road.</p>
Initial Conclusion	It is considered that there is a small area of land east of the main access to this site which may have some capacity to accommodate additional employment development on this site which may help provide further employment development in an area where the urban context will change in the near future.

Site Name: Graylands Estate, Langhurstwood Road, Horsham



Site Location	The site is in a countryside location outside the BUAB of Horsham, north of and adjoining the Land North of Horsham Strategic Development Location.
Site Area	4.4ha (3.3ha to the west and 1.2ha to the east)
Description of site (Existing and Neighbouring Uses)	<p>The site is located to the north of the strategic development location at Land North of Horsham on an elevated position with views over Horsham and towards the South Downs. It is bound by countryside to the north, woodland to the east, open countryside and development land to the south and Ancient Woodland to the west, beyond which is Langhurstwood Road.</p> <p>It has a dedicated car park and an on-site café and is a pleasant environment. The buildings are all recently refurbished and fully occupied. Occupancy is evenly split between offices (B1), small industrial (B2) and storage/warehouse (B8) use. Graylands Manor and The Pavillion have been converted to residential use. The estate particularly appeals to the micro enterprise business sector and small and medium sized enterprises (SMEs). The central section of this site is considered suitable for designation as a KEA but there may also be capacity for further development of this site into the 1.2ha field to the east.</p>
Planning History	The site is located outside the BUAB of Horsham. DC/14/2618 and DC/14/2619 permitted the conversion of Graylands Manor and The Pavilion, from office (B1) to residential (C3) use.
Access	The site has good access via a private tarmac drive which is a one way loop from a separate entrance and exit on to Langhurstwood Road. This connects to the A264 to the south.
Proximity to Services and Facilities	Whilst the site is detached from the main settlement of Horsham, it is adjacent to the new allocation of land for development at Land North of Horsham and will be in close proximity to the services and facilities provided by this development once built out.
Environmental Considerations	The site is situated within a landscape character area identified as having no/low capacity for Employment Development in the 2014 Landscape Capacity Assessment therefore a landscape study will be required if future development is proposed. The site is located within a Heat Priority Area. The north eastern boundary is abutting Morris's Wood area of Ancient Woodland.
Initial Conclusion	There is land to the east and west of the existing employment uses on this site which may have potential for further employment growth given that there is an existing use in this location and the wider urban context of the area is set to change in the future. The elevated nature of the site may have landscape impacts and this would need to be addressed if the site were to be allocated for further employment development.

Site Name: Land South of Hilliers Garden Centre	
	
Site Location	The site is located in a countryside location just off the A281 to the south east of Horsham BUAB.
Site Area	4.7ha
Description of site (Existing and Neighbouring Uses)	The site is surrounded by countryside apart from the boundary with Hillier's garden centre complex to the north and 4 dwellings to the west. It is a well screened field with trees and hedges all around.
Planning History	DC/13/2393 - 4 dwellings have been erected to the east of the field.
Access	There is currently no access to the site by foot or by vehicle. A new access would have to be built. The centre of site is 300m from the A281 but any access would join to the strategic road network.
Proximity to Services and Facilities	The Hilliers Garden Centre has a range of shops and cafés. There is a Tesco Express within 1km along the A281 towards Horsham and there is also a café in the garden centre. Although the town has two railway stations these are not close to the site and there would be some reliance on the car. There is however reasonable public transport in the town.
Environmental Considerations	<p>There is a strip of Ancient woodland on the southern border of the site and the impact of any development on this designation would need to be considered.</p> <p>Overhead power cables cross the NE part of the site.</p> <p>Landscape, Ecology and Noise studies may be required if the site is proposed for development, particularly as the site is close to the High Weald AONB, and the risk of any impact to this designation may need to be considered.</p>
Initial Conclusion	It is considered that this site does have some relationship with existing built development but this is commercial in nature. There may therefore be some potential for employment growth in this location given the relative proximity to roads and the main town of Horsham. It would however be necessary to undertake further landscape and ecological studies given the greenfield and well treed nature of the site.

Site Name: Land at Brinsbury College	
 	
Site Location	Brinsbury is a higher education campus owned and operated by Chichester College and West Sussex County Council. The site is located on the A29 and is roughly 3km away from both Billingshurst to the north and Pulborough to the south.
Site Area	53.3ha
Description of site (Existing and Neighbouring Uses)	<p>The site is currently in use as a Higher Education (Agriculture) Campus featuring 1970-80s metal clad brick buildings and polytunnels. The site is owned by Chichester College. The campus plays an important local and sub-regional role, providing further education and training in agricultural and land-based qualifications. This enables the campus to provide a curriculum that supports not only those in further education, but also the wider rural economy. The range of courses at the College also includes Motor Vehicle Studies, agricultural engineering, business management and floristry as well as more traditional agricultural courses.</p> <p>The site is surrounded by agricultural land.</p>
Planning History	The site is allocated in Policy AL15 of the Site Specific Allocations of Land Document as a centre for agricultural excellence. The “Brinsbury Centre of Rural Excellence” SPD which was adopted in 2009” sets out the Council’s guidelines and vision for potential future development to support the financial and educational viability of the campus. This policy framework has supported the development of land based and commercial businesses which support the educational provision at the college. Growth around the college has taken place as a result of this and is now home to Architectural Plants and Hepworths Brewery. More recently applications for commercial use have been submitted and recently permitted to allow for a car showroom on land on the eastern side of the A29. (DC/16/2963), together with a range of B1, B2 and B8 uses (DC/17/0177).
Access	Site has good access from entrances on the A29.
Proximity to Services and Facilities	The nearest facilities are 4km away south or north along the A29 to Billingshurst or Pulborough.
Environmental Considerations	A Local Wildlife Site (formerly Site of Nature Conservation Importance (SNCI)) abuts the site to the west and land falling within Flood Zones 2 and 3 abuts the southern boundary of the site adjacent to the existing campus. The surrounding area is generally characterised by open fields, the boundaries of which are defined by mature bands of trees, with occasional sporadic development. Development therefore has the potential to have an urbanising impact on a generally rural and open landscape. The site does however have direct access to the strategic road network. The rural location away from regular public transport will mean

	there is a high reliance on the private car.
Initial Conclusion	<p>It is clear that this site is providing educational and other rural based employment opportunities which link with the college and already have good road access. The principle of some development which supports education or the rural economy is already supported in this location. Given the open nature of this landscape it is considered that an allocation in this location should identify a clear area in which future growth would be considered acceptable to minimise landscape harm, and the perceived coalescence between Pulborough and Billingshurst. There will be a need to support a wide range of businesses in the district in the future including those which support the rural economy in the District (chapter 3 provides some additional detail on this matter). It is therefore considered that business growth in this location should be linked to the rural economy or the educational offer at this campus, to help support the future of this organisation.</p>

draft

Site Name: Broomers Hill Lane, Pulborough	
Site Location	The site is in a countryside location on the A29 0.5km north of the BUAB of Codmore Hill, Pulborough.
Site Area	5.0ha
Description of site (Existing and Neighbouring Uses)	<p>The site is bound by Stane Street to the NW, by Broomers Hill Lane to the NE and by agricultural land to the south. The site is well screened by tree planting and hedgerows and is in close proximity to the Arun Valley railway line.</p> <p>Broomers Hill Park is a 1990s Business Park of two storey brick and metal clad buildings incorporating warehousing and car parking. It is fully occupied.</p> <p>The Economic Growth Assessment 2014 described the site as an isolated employment site serving a local catchment having good strategic access.</p> <p>There is potential to extend the site into 3.0ha of land to the south of the existing business park.</p>
Planning History	DC/10/2648 – two storey extensions to the north and east elevations to provide further workshop space and a new reception entrance at first floor level accessed from the main car park.
Access	The site has good accessibility directly off Broomers Hill Lane and the site entrance is 150m of the junction with the A29 (Stane Street).
Proximity to Services and Facilities	There is no clear pedestrian access to the nearest settlement. The site is also relatively close to Codmore Hill and Pulborough, which has a railway station. The pedestrian access in this area is poor and it is likely that some reliance will be required on cars to reach this site or nearby facilities.
Environmental Considerations	<p>The site is located within a landscape area identified as having low/moderate capacity for Employment Development in the 2014 Landscape Capacity Assessment. Further landscape studies may therefore be necessary to understand the landscape impact of any proposal.</p> <p>Traffic and noise generation from the industrial estate may impact the surrounding countryside location.</p>
Initial Conclusion	There is a 3.0km area of land to the south of this site and adjoining with the BUAB at Codmore Hill which is considered may be suitable for allocation as an area for employment development, which would enable the expansion of this site and support employment development within the southern part of Horsham District. If allocated to provide local rather than strategic employment, may be a suitable site for allocation in the emerging Pulborough Neighbourhood Plan.

Site Name: Buckbarn Crossroads	
Site Location	The site comprises two parcels of land, both in countryside at the junction of the A24 and the A272. 2.5km south of the BUAB of Southwater.
Site Area	4.62ha + 0.83ha = 5.45ha
Description of site (Existing and Neighbouring Uses)	<p>Both sites are greenfield land. The site north of the A272 is bound by woodland to the north, the A24 to the east, the A272 to the south and pasture/grassland to the east.</p> <p>The site south of the A272 is bound by a petrol filling station and car wash to the north, the A24 to the east, agricultural land to the south and four residential units to the east.</p>
Planning History	<p>North of A272- none.</p> <p>South of A272 - SP/4/01 construction of petrol filling station.</p>
Access	Although the sites are close to the A24 and the A272 there is no means of accessing these sites by anything other than private vehicles. The sites are also on an existing junction, and gaining access to the site may be difficult to achieve in terms of maintaining existing traffic movements and road safety.
Proximity to Services and Facilities	There is a supermarket and fast food restaurant at the petrol filling station. Otherwise the shops and facilities at Southwater are 4km to the north.
Environmental Considerations	Landscape, Ecology and Noise studies may be required if the site is proposed for development. There are some residential properties adjacent to the southern site and the impact of additional development in this area on the amenity of these occupants would need to be considered.
Initial Conclusion	Although the sites are close to the A24 and the A272 there is no means of accessing these sites by anything other than private vehicles. The sites are also on an existing junction, and gaining access to the site may be difficult to achieve in terms of maintaining existing traffic movements and road safety. The cost of any solution could therefore impact the viability of any development coming forward in this location.

Site Name: Land at Maydwell Avenue



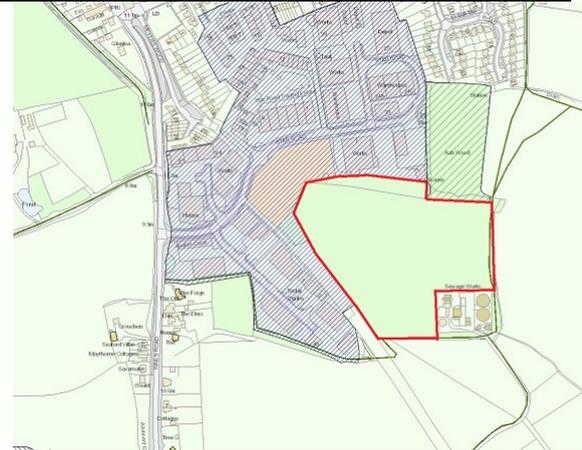
Site Location	The site is close to but outside the BUAB of Slinfold.
Site Area	6.3ha
Description of site (Existing and Neighbouring Uses)	The site is bound by Spring Copse Business Park to the north and woodland and agricultural land to the south. The site lies either side of the landscaped driveway into Maydwell Business Park. The ground slopes inwards towards the road (Maydwell Avenue).
Planning History	Lapsed planning permission DC/12/1838 for a solar farm.
Access	Good access from A29 via purpose built drive to service the Business Park.
Proximity to Services and Facilities	From the site it is a 2km drive by car via the A29 or a 1.5km walk along Maydwell Avenue through Slinfold Business Park to the village of Slinfold to the east via the pedestrian exit on to Hayes Lane.
Environmental Considerations	The site is well contained in the landscape and some of the woodland to the south is designated as ancient woodland – any development would need to take account of this. The site is located in the bat sustenance zone in the HDPF and the impact of any development on barbastelle bats would need to be considered.
Initial Conclusion	The site is well contained in the landscape and some of the woodland to the south is designated as ancient woodland – any development would need to take account of this. It is however considered that this area could be a suitable site for additional employment growth linking to existing employment which adjoins this area. This would however be dependent on the availability of this site for such a purpose being confirmed.

Site Name: Land west of petrol station, Hop Oast, Southwater



Site Location	The site is located in a countryside location outside the BUAB of Southwater and Horsham.
Site Area	5.6ha
Description of site (Existing and Neighbouring Uses)	The site is currently used as agricultural land bound by woodland to the north, Hop Oast depot, petrol filling station and amenity tip to the east, Tower Hill road to the west and by the A24 to the south.
Planning History	No planning applications have been submitted for this site.
Access	Although close to the strategic road network, there is currently no direct access to the site and further work would be required to understand if this could be achieved.
Proximity to Services and Facilities	The site is 2.5km by road north to Horsham Town Centre and 2.8km by road south to Southwater Village Centre.
Environmental Considerations	<p>The site is located within a landscape character area identified as having low/moderate capacity for Employment Development in the 2014 HDC Landscape Capacity Assessment.</p> <p>A high pressure gas pipeline passes directly through the site from NW to SE. which can limit the amount of development which can take place in the easements along these pipelines. Ecology and Noise studies may be required if the site is proposed for development.</p>
Initial Conclusion	Although close to the strategic 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. Any potential for development in this location would also be dependent on the availability of this site for such a purpose being confirmed.

Site Name: Land South of Star Road Industrial Estate



Site Location	The site is located to the south west of Star Road Industrial Estate, abutting the BUAB of Partridge Green.
Site Area	3.9ha
Description of site (Existing and Neighbouring Uses)	The site consists of scrubby grassland. The land to the north and west of this site form part of the Star Road Industrial Estate which is a current KEA designation. Ash Wood area of woodland abuts the site to the north east and the eastern and southern boundaries comprise agricultural land, with the exception of the far south eastern corner of the site which is a sewage treatment works.
Planning History	No planning applications have been made on this area of land. Land to the north west has been recently developed for employment land (DC/15/2787).
Access	Although the site is not accessed from the strategic road network access to this site is reasonable, and could potentially be achieved through the existing industrial estate.
Proximity to Services and Facilities	Although the site is not accessed from the strategic road network access to this site is reasonable, and could potentially be achieved through the existing industrial estate. Public transport to the village is limited but the site is close to local facilities in Partridge Green for local shops.
Environmental Considerations	Ash Wood is on the north east boundary and is designated as ancient woodland and the impact of any development on this designation would need to be considered. A sewage treatment works is located on the south eastern boundary of the site and the impact of odour and the need to secure 24 hour access to such a site may be a consideration.
Initial Conclusion	This site is considered to have potential for employment development including an expansion of the existing site. There may be some potential for consolidation or relocation of existing uses on the Star and Huffwood Estates on this land, but there should be no loss of land for employment as a result of any such proposals. The delivery of such a scheme would however require the agreement of both landowners. It may also be possible for such development to come forward through a neighbourhood plan, should such a proposal be providing local scale rather than strategic employment development.

Tourism

Site Name: Toat Café	
 	
Site Location	The site is in a countryside location 0.66km north of the BUAB of Codmore Hill.
Site Area	2.1ha
Description of site (Existing and Neighbouring Uses)	<p>Part PDL and part greenfield site used for a Café, Children's Play Area, Hand Car Wash, overnight lorry park and car boot sales.</p> <p>The site is bound by hedgerows and agricultural land to the north, by the A29 Stane Street to the east, a single residence to the south and agricultural land to the west.</p>
Planning History	Previous proposals exist on this site for use as a motel, but this application dates back to the late 1990s.
Access	The site directly adjoins the A29 so has excellent access to the strategic road network, but access to the site is reliant on private vehicles as there is limited public transport in the area.
Proximity to Services and Facilities	There is no safe pedestrian access to the nearest settlement. It is 1.4km by car from services and facilities in Codmore Hill. As such reliance on private car use will be high.
Environmental Considerations	<p>The site has an unsightly and urban appearance which is at odds with the rural surroundings beyond the site which comprise a network of agricultural land and hedgerows. The site is within a landscape character area identified as having low/moderate capacity for Employment Development in the 2014 Landscape Capacity Assessment. .</p> <p>Ecology studies may be required if the site is proposed for development as the site is located in an area where barbastelle bats have been recorded.</p>
Initial Conclusion	<p>The site directly adjoins the A29 so has excellent access to the strategic road network, but access to the site is reliant on private vehicles. It is relatively small, and is located between Brinsbury and Broomers Hill which are more likely to provide a focus for employment investment as these are larger existing sites.</p> <p>It is however considered that this site may support other leisure based activities such as a hotel or rural tourism activity. This site may have potential as a wedding venue, weekend lodges or local gastronomy centre, which have been identified as strands in the Horsham District Visitor Economy Strategy.</p>