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Submitted to
Horsham Blueprint
Neighbourhood Forum

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Neighbourhood Planning : Site Identification and Assessment

Horsham Blueprint Neighbourhood Plan

September 2016
Final Report

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Acronyms used in the report	
ACV	Asset of Community Value
DCLG	Department for Communities and Local Government
HDC	Horsham District Council
HDPF	Horsham District Planning Framework
HBNF	Horsham Blueprint Neighbourhood Forum
ICT	Information and communications technology
NDO	Neighbourhood Development Order
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SHELAA	Strategic Housing and Economic Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document
SSAL	Site Specific Allocations of Land

Executive Summary

1. Through the Department for Communities and Local Government (DCLG) neighbourhood planning programme, AECOM has been commissioned to provide technical support to the Horsham Blueprint Neighbourhood Forum (HBNF). The technical support has comprised an assessment of potential sites for inclusion in the forthcoming business neighbourhood plan.
2. The background to the technical support is that the group has identified a number of sites which may be suitable for development or for protection from development. They sought support in exploring the sites they have identified and for the formulation of recommendations as to which sites may be appropriate to put forward for allocation in the neighbourhood plan.
3. It was agreed with the group that the support would consist of the following stages:
    - A review of sites identified by the group;
    - A review of the Local Planning Authority policy context – Horsham District Council (HDC); and
    - Advice on the next steps towards including specific sites in the neighbourhood plan.
4. The report concludes that almost all the sites, 26 of 27 assessed, that have been identified are appropriate to include in the business neighbourhood plan in a number of ways:
    - **site allocations**, which means a site is identified for development/re-development for housing, employment, business use, leisure and other forms of development and will be used to determine planning applications that come forward for that site.
    - **local green space designation**s. This gives the sites protection from development.
    - **'aspirations'.** This is where the site cannot be allocated for development (because, for example, there is no evidence the site is available or economically viable) but is instead identified in the plan for a particular land use and setting out design principles which would be supported by the community should the site come forward for development. Other ways of presenting these sites in the plan would be as 'projects' or development briefs. These aspirations would be a way of expressing the community intent but would not be statutory and would therefore not be enforceable.
5. The assessment has considered 27 sites that have been put forward by the Forum and by landowners through a Call for Sites. Sites have been assessed for their development potential, including physical and environmental constraints, planning policy and ownership / likelihood of the site being available for development.
6. The site assessments and conclusions are set out in Chapter 4, and a summary set out in the final chapter.
7. Given that the majority of the sites identified by the Forum are aspirations rather than allocations, perhaps a better way to express the ambitions of the group would be to produce a simple illustrative masterplan which could show key areas of improvement, buildings of local importance, connections and public realm improvements, among other things.

8. This report has not identified every possible site within the neighbourhood area. It is recommended that the Forum adds other sites to the ones identified in this report if appropriate and reviews them using the same approach.

1. Introduction

Background

1. The 2011 Localism Act introduced Neighbourhood Planning, allowing parishes or neighbourhood forums across England to develop and adopt development plans for their neighbourhood area. The plan will then become part of the statutory development plan and is used to make decisions on planning proposals.
2. The National Planning Practice Guidance[1] (PPG) provides advice on the Neighbourhood Planning system including key stages to be followed in the production of a Neighbourhood Development Plan (NDP)
3. This report provides technical support for the Horsham Blueprint Neighbourhood Forum (hereafter the Forum or HBNF) in respect of site identification and assessment for the emerging neighbourhood plan.
4. The background to the technical support is that the group has identified a number of sites which may be suitable for development or for protection from development. They have now asked for support in exploring the sites they have identified and recommendations as to which sites may be appropriate to put forward for allocation in the forthcoming Neighbourhood Plan.
5. It was agreed with the group that the support would consist of
    - A review of sites identified by the group
    - A review of the Local Planning Authority policy context – Horsham District Council (HDC).
    - Advice on the next steps towards including specific sites in the neighbourhood plan
6. This report has been produced by AECOM but has involved significant input from the Horsham Blueprint Forum. An initial meeting with Forum members and walk around the area to explore the issues and visit sites was held in April 2016.
7. The Forum reviewed the draft report in August 2016 and provided comments.
8. The remainder of the report is set out as follows:
    - Chapter 2 is an explanation of the site identification and assessment process
    - Chapter 3 sets out the Planning framework including consideration of Horsham District Council's Local Development Plans.
    - Chapter 4 sets out identified sites and areas and addresses the potential for including each in the neighbourhood plan
    - Chapter 5 sets out the overall conclusions and recommendations for the Forum.

[1] http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/

2 Site Identification and Assessment

Introduction

9. This section explains how a neighbourhood plan can identify potential development sites and the recommended approach for Horsham Blueprint. It also includes information on planning policy and other neighbourhood planning information.

Site Identification in the Horsham neighbourhood plan

10. There are a number of ways in which a neighbourhood plan can identify sites and apply site-specific policies.

11. The usual way for neighbourhood plans is that sites are *allocated* for a particular land use, e.g. housing or employment, and the amount of development the site is expected to deliver will be specified in the plan, together with principles for development, such as access arrangements and design principles. This can include site assembly, where several sites are brought together to make better use of the land, and improvements to existing sites and buildings. The neighbourhood plan must be able to demonstrate that the sites are suitable, available and viable[2] for the use proposed. These sites then form part of the Local Planning Authority's housing or employment land supply as part of the Development Plan when the neighbourhood plan is 'made'.

12. It is also possible for neighbourhood plans to allocate sites for other uses, such as community facilities or designate sites as Local Green Space (LGS) to provide or protect green areas such as pocket parks, areas of recreational value, allotments or community gardens. Further information on a Local Green Space designation can be found in the PPG[3]

13. Where it cannot be demonstrated that sites are available or viable for development, proposals for sites or areas can be included as an aspiration or project and an outline provided of the factors that should be taken into account if development proposals come forward for the site during the lifetime of the plan. This could include, for example, land use or design principles. These would simply express the community intent and would not be statutory or enforceable.

14. For the purposes of this report, the following terms have been used

- An *allocation* refers to identifying sites for development to meet the neighbourhood's needs, e.g. housing or employment
- A *designation* refers to identifying sites or areas to which specific policies apply e.g. a Local Green Space.
- An *aspiration* refers to a site included in the plan where the Forum has not been able to demonstrate the site is currently available or viable.

[2] National Planning Practice Guidance ID 3
http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/
[3] http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/

15. It is important to note that identifying a site in a plan as a potential development opportunity does not mean that the site will be developed. It is simply recognising that there is potential for a particular site or building to be developed over the lifetime of the plan and a recommendation of the factors to be considered if development / re-development is proposed.

Local Planning context

16. The Horsham Blueprint Forum is not required to allocate land to meet the Horsham District Council's housing requirement. Horsham District Local Development Framework's Site Specific Allocations of Land (2007 to 2018) has allocated 10 sites within the neighbourhood plan boundary. Policy AL 1 'Previously Developed Land' identifies a number of sites with a capacity for 10 or more dwellings for residential development within the plan period.
17. However, at the time of writing HDC is in the early stages of preparing a Site Allocations Document, which will replace the existing Site Specific Allocations of Land document. This document will seek to allocate land for economic development, town centre uses, land for Gypsy and Traveller accommodation, and (if required) land for housing development.
18. HDC published its latest Strategic Housing and Economic Land Availability Assessment (SHELAA) Report in November 2015 in accordance with government guidance. The annual review of this document is currently underway and will be used to support the newly adopted Horsham District Planning Framework (HDPF) and emerging Neighbourhood Development Plans. A Call for Sites is currently ongoing, with all sites submitted to be considered in the 2016 Housing and Employment Land Review (SHELAA Report 2016). The Horsham Blueprint Forum should review the SHELAA once it is available to consider how the findings align with this report.

Recommendations

19. It is recommended that the Horsham Forum takes the following approach to including sites in the neighbourhood plan
    - For sites with an existing land use, where there is no evidence that the site is suitable, available or viable, but where the Forum would like to influence future redevelopment if it were to become available, the plan can identify the site or area as an aspiration, and provide a set of principles for that site to be applied if the site does come forward for development over the lifetime of the plan
    - For sites which have been assessed as suitable, available and viable (therefore in compliance with the PPG, these sites can be allocated in the neighbourhood plan. The site allocations can be basic, e.g. simply indicating an appropriate land use or mix of uses, or detailed, for example providing a site development brief with more details on land use and design.
    - For sites which are proposed for special protection as green areas, these can be designated as Local Green Spaces in the neighbourhood plan.
20. Any site allocation or policy included in the neighbourhood plan will need to be supported by an evidence base –documents which provide the justification for the proposed allocations or policies. Allocations or policies will also need to be in general conformity with the strategic policies in the Horsham DC Planning Framework.

Relevant national planning policy and guidance

21. A Neighbourhood Plan must have regard to the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). The following policies set out in NPPF and PPG are relevant to the recommendations in this report.

Allocating Sites

22. PPG sets out guidance for neighbourhood plan groups wishing to allocate sties for development. Paragraph: 042-044 should be referred to as a guide on allocating sites[4]:

"42. A neighbourhood plan can allocate sites for development. A qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. Guidance on assessing sites and on viability can be found on the PPG site.

43. If a local planning authority is also intending to allocate sites in the same neighbourhood area the local planning authority should avoid duplicating planning processes that will apply to the neighbourhood area. It should work constructively with a qualifying body to enable a neighbourhood plan to make timely progress. A local planning authority should share evidence with those preparing the neighbourhood plan, in order for example, that every effort can be made to meet identified local need through the neighbourhood planning process.

44. A neighbourhood plan can allocate additional sites to those in a Local Plan where this is supported by evidence to demonstrate need above that identified in the Local Plan.

A neighbourhood plan can propose allocating alternative sites to those in a Local Plan, but a qualifying body should discuss with the local planning authority why it considers the Local Plan allocations no longer appropriate. In rural areas, all settlements can play a role in delivering sustainable development.

The resulting draft neighbourhood plan must meet the basic conditions if it is to proceed. National planning policy states that it should support the strategic development needs set out in the Local Plan, plan positively to support local development and should not promote less development than set out in the Local Plan or undermine its strategic policies (see paragraph 16 and paragraph 184 of the National Planning Policy Framework). Nor should it be used to constrain the delivery of a strategic site allocated for development in the Local Plan.

Should there be a conflict between a policy in a neighbourhood plan and a policy in a Local Plan, section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan.

Guidance on how local authorities should support sustainable rural communities states that blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence."

[4] http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/preparing-a-neighbourhood-plan-or-order/ Paragraphs 042-044

Local Green Space

23. Paragraphs 76 to 78 NPPF set out national policy on Local Green Space:

"76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:
- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land."

Community Infrastructure Levy

24. One of the benefits of allocating land for development in the neighbourhood plan (as well as tackling development needs in the area) is that money raised through development of sites can be used towards funding the infrastructure identified in the neighbourhood plan as required to address the demands of development. More information on the community infrastructure levy can be found in the PPG.[5]

25. The remainder of this chapter sets out information relating to Neighbourhood Planning powers that the Forum may find useful.

Neighbourhood Planning powers open to the Horsham Forum

26. There are a number of tools communities can use to nominate sites or assets for community use. These include nominating sites as a Neighbourhood Development Order which includes Community Right to Build. Communities can also nominate buildings or sites as Assets of Community Value. These are explained below and are options the Horsham Forum may wish to explore further.

Asset of community value

27. In England, an asset of community value (ACV) is land or property of importance to a local community which is subject to additional protection from development under the Localism Act 2011.

28. This new right means communities can ask the council to list certain assets as being of value to the community. If an asset is listed and then comes up for sale, the new right will give communities that want it six months to put together a bid to buy it. This gives communities an increased chance to save valued buildings, community facilities, open space and other facilities. Specific examples include:

[5] http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/spending-the-levy/ Paragraph 073 Reference ID 25-073-20140612

- health centres, surgeries and hospitals;
- parks and open green spaces;
- sports grounds;
- nurseries and children's centres;
- theatres and cinemas;
- swimming pools and lidos;
- community centres / youth centres;
- shops and pubs

29. Parish councils or local community groups can nominate both privately and publicly owned assets which meet the definition of community value.

30. It should be noted that while a neighbourhood plan can put forward assets of community value, it is not a guaranteed protection. The best way to ensure protection of the asset is to nominate Assets of Community Value to the Council, which if approved, would be placed on a list and the community would have an opportunity to buy the asset if it is put up for sale. There is a good summary of this on several local council websites, e.g. Community right to bid for assets of community value[6] which has a link to the Department for Communities and Local Government (DCLG) guidance.

Neighbourhood Development Order (NDO)[7]

31. A Neighbourhood Development Order (NDO) can grant planning permission for specified developments in a neighbourhood area. Once established there would be no need for anyone to apply to the council for planning permission if it is for the type of development covered by the order. An NDO can:

- apply to a specific site, sites, or wider geographical area;
- grant planning permission for a certain type or types of development; and
- grant planning permission outright or subject to conditions.

32. An NDO can be used to permit:

- building operations (e.g. structural alterations, construction, demolition or other works carried out by a builder);
- material changes of use of land and buildings; and/or
- engineering operations.

33. A Community Right to Build Order is a form of NDO that can be used to grant planning permission for small scale development for community benefit on a specific site or sites in a neighbourhood area.

34. A Community Right to Build Order can be used for example to approve the building of homes, shops, businesses, affordable housing for rent or sale, community facilities or playgrounds. Where the community organisation wishes to develop the land itself (subject to acquiring the land if

[6] http://www.wiltshire.gov.uk/planning and development/planning communityrighttobid.htm
[7] http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/what-is-a-neighbourhood-development-order/

appropriate), then the resulting assets can only be disposed of, improved or developed in a manner which the organisation considers benefits the local community or a section of it.

35. The legislation also provides a mechanism that enables housing developed using a Community Right to Build Order to be retained as housing that is affordable in perpetuity.

36. It could be useful for NDOs to be linked to the NDP for the area. For example, the plan could identify the need for a new gym and a broad location where it would be appropriate. The NDO could then apply a planning permission to a particular site or existing building where the facility will be built.

3 Horsham Planning Context

Horsham District Planning Framework context

37. On 27 November 2015 Horsham District Council adopted the Horsham District Planning Framework (HDPF). With the exception of land within the South Downs National Park, the HDPF replaces the policies contained in the Horsham District Core Strategy and General Development Control Policies which were both adopted in 2007. The HDPF sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs for the district (outside the South Downs National Park).
38. Key policies relevant to the neighbourhood plan are:

Policy 4 Strategic Policy: Settlement Expansion

The growth of settlements across the District will continue to be supported in order to meet identified local housing, employment and community needs. Outside built-up area boundaries, the expansion of settlements will be supported where;

1. The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge.
2. The level of expansion is appropriate to the scale and function of the settlement type.
3. The development is demonstrated to meet the identified local housing needs and/or employment needs or will assist the retention and enhancement of community facilities and services.
4. The impact of the development individually or cumulatively does not prejudice comprehensive long term development, in order not to conflict with the development strategy; and
5. The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.

Policy 5 Strategic Policy: Horsham Town

To promote the prosperity of Horsham town and maintain and strengthen its role as the primary economic and cultural centre in the District, and the wider economic area. Development will be allowed within the built-up area of Horsham where it:

1. Retains the town's key position as the main settlement within the District whilst protecting the unique characteristics of the town, including its historic character and high quality environment.
2. Contributes to the provision of a range of services and facilities including those in arts, heritage and leisure that make the town self-sustaining.

3. Contributes to the economy of the town to support a vibrant high street and town centre that meets local and business demands, as well as supporting the wider economy including the Gatwick Diamond, and the economy of the south east including;

a. the provision of a wide range of employment

b. retaining and enhancing its unique retail mix to meet both independent and national retailers requirements

c. contribution to the evening economy through the provision of a range of leisure uses.

4. Promotes high quality transport infrastructure which enables excellent pedestrian, cycling, bus and rail and vehicle accessibility for residents, visitors and business employees; and

5. Delivers a mix of residential properties which meet the needs of the population and contributes to quality modern living that is compatible with a town centre setting.

6. Retains, enlarges or enhances the existing formal and informal green spaces within the town.

Policy 7 Strategic Policy: Economic Growth

Sustainable employment development in Horsham district for the period up to 2031 will be achieved by;

1. Allocating land for a high quality business park at Land North of Horsham.

2. Redevelopment, regeneration, intensification and smart growth of existing employment sites.

3. The formation and development of small, start-up and move-on businesses, as well as home working and home based businesses, by encouraging provision of small units through development proposals.

4. Encouraging appropriate workspace and Information and communications technology (ICT) infrastructure, such as high speed broadband, as an integral part of development, including residential development to support flexible working, home working and businesses with the flexibility to operate anywhere.

5. Retention of Key Employment Areas, for employment uses.

6. Promotion of the district as an attractive place to stay and visit to increase the value of the tourism economy.

7. Encouraging sustainable local employment growth through Neighbourhood Development Plans.

8. Encouraging the expansion of higher education facilities related to research and development and employment training activity.

9. Identifying additional employment areas to meet the need for appropriate new business activity.

Policy 9 Employment Development

1. Redevelopment in the Key Employment Areas must not result in the overall loss of employment floorspace. 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.

Policy 12 Strategic Policy: Vitality and Viability of Existing Retail Centres

Recognising the development hierarchy for the District, the hierarchy for the district's town and village centres is established as follows:

Primary centre: Horsham town

Secondary centres: Billingshurst, Henfield, Pulborough, Southwater, Steyning and Storrington

Tertiary centres and outlying small retail units: Smaller village centres and shops

The hierarchy of retail centres will be supported and enhanced through;

1. Positive measures to improve Horsham town centre as the primary centre. The other town and village centres within the district will be encouraged to help sustain their roles in meeting needs and acting as a focus for a range of activities, including retail, leisure, and recreation appropriate to the scale and character of the centre.

2. Promotion and encouragement of activities in town and village centres so they continue to be the prime focus for community life in the district by:

a. Maintaining a diverse range and choice of suitable uses including retail, leisure, entertainment, sports and recreation, arts, culture, business and commercial uses as well as residential use.

b. A well designed and maintained attractive public realm.

c. Promotions, outdoor events and entertainment and markets.

d. A choice of accessible and affordable means of travel including public transport and adequate and convenient car parking.

e. Respect for historic character and good urban design principles.

f. A convenient, cohesive and concentrated primary area which contains a high proportion of retail (A1) uses where this has reasonable prospects for remaining viable.

g. In the larger centres encouragement for variety in the “offer” which for Horsham town centre has meant the identification of distinct “quarters” that define character and ambiance.

h. For the secondary areas defined within larger town centres a wider range of class A uses as well as other use classes can be located.

i. Suitable residential use in existing older and new buildings.

j. A vibrant and regulated evening economy compatible with adjoining uses.

k. Encouragement in innovation and support for improvements in retailing activity.

Policy 13 Town Centre Uses

Proposals for town centres uses including new retail and change of use

Main town centre uses will be encouraged within the defined areas of town and village centres in accordance with the Council’s “Town Centres First” strategy. Town and Village Centre boundaries, Primary Shopping Area and Primary and Secondary Retail Frontages have been identified for large town and village centres in the District to reinforce the vitality, viability and character of the centre.

Neighbourhood Development Plans may review and where appropriate revise these boundaries and definitions where this would assist in the vitality, viability and character of a specific centre.

Proposals for main town centre uses will be allowed within the defined town and village centre boundary, provided that:

1. Proposals are of an appropriate scale to the centres;

2. The proposal will complement the vitality and viability of the centre;

3. The proposal is accessible, relates to and is well connected to the defined Frontage(s) and Primary Shopping Area(s) of the centre where these exist; and

4. The proposal will improve the character, quality and function of the centre as a whole.

Changes from A1 to other A class uses, at ground floor level, within the designated Primary and Secondary retail frontages will normally be allowed provided that:

1. In Primary frontages, the proposal is of an A2 or A3 use, and would result in no greater than 30% of a designated retail frontage length being taken up by non-retail use.

2. In Secondary frontages, the proposal is of an A2, A3, A4 or A5 uses and result in no greater than 50% of a designated frontage length being taken up by non-retail use.

3. Unless it can be demonstrated by the applicant that the proposed change of use would contribute to the vitality and viability of the town centre.

Applications where an A3, A4 or A5 use is proposed must be accompanied by a statement giving full details of means of control of emission of fumes, storage and disposal of refuse and means of insulation.
Consideration will be given to the impact of the proposed non-commercial use in terms of its importance within any given frontage. Evidence of the appropriate marketing of empty properties will be required.

Exceptions to this policy may be acceptable where specific town centre or village objectives would be met which would benefit the identified requirements of this part of a centre or settlement.

Out of centre locations

Proposals for main town centre uses, including new retail warehouses, superstores, extensions to existing retail units, recreation, leisure and entertainment uses should be located in town centres and at an appropriate scale in village centres in accordance with the Council's Town Centre First strategy.

Proposals for main town centre uses outside the defined town and village centres will be permitted only when a sequential test has been applied.

Broadbridge Heath is recognised as the only "out of centre" location for main Town Centre uses in the District and where redevelopment opportunities are to be seized for both enhanced retailing and wider community requirements – Policy 6 applies.

Small scale development

Proposals for small scale retail development or extensions to existing village shops and retail units, outside the defined town and village centre boundaries, will be allowed where it will not significantly undermine the vitality and viability of the nearest defined retail frontage or town and village centre.

The Council will favour change of use of A1 to other A class uses over change of use to residential in the first instance and A5 will only be appropriate where it does not lead to an over concentration of this use. Proposals for other A Class uses and proposals for residential must demonstrate that the retail unit is no longer viable.

Policy 15 Strategic Policy: Housing Provision

Provision is made for the development of at least 16,000 homes and associated infrastructure within the period 2011-2031, at an average of 800 homes per annum. This figure will be achieved by:

1. Housing completions for the period 2011 – 2015;

2. Homes that are already permitted or agreed for release;

3. Strategic Sites:

a. At least 2,500 homes at Land North of Horsham

b. Around 600 homes at Land West of Southwater

c. Around 150 homes at Land South of Billingshurst

4. The provision of at least 1500 homes throughout the district in accordance with the settlement hierarchy, allocated through Neighbourhood Planning.

5. 750 windfall units

Policy 16 Strategic Policy: Meeting Local Housing Needs

1. Development should provide a mix of housing sizes, types and tenures to meet the needs of the district's communities as evidenced in the latest Strategic Housing Market Assessment in order to create sustainable and balanced communities.

2. The appropriate mix of different housing types and sizes for each site will depend upon the established character and density of the neighbourhood and the viability of the scheme.

3. In order to meet the proven needs of people who are not able to compete in the general housing market, all residential developments of 5 dwellings or more will be expected to include an appropriate proportion of affordable homes in accordance with the following thresholds and targets:

a. On sites providing 15 or more dwellings, or on sites over 0.5 hectares, the Council will require 35% of dwellings to be affordable.

b. On sites providing between 5 and 14 dwellings, the Council will require 20% of dwellings to be affordable or where on-site provision is not achievable a financial contribution equivalent to the cost of the developer of providing the units on site.

4. If a development site is sub-divided so as to create two or more separate development schemes one or more of which falls below the relevant threshold, the Council will seek an appropriate level of affordable housing to reflect the provision that would have been achieved on the site as a whole had it come forward as a single scheme for the site.

5. The Council will support schemes being brought forward through Neighbourhood Plans.

Implementation

The mechanisms for calculating financial contributions in lieu of on site provision will be set out in separate guidance.

The affordable housing thresholds and targets will apply to all new homes that are being proposed.

In seeking affordable housing provision the Council will assess each schemes viability, including assessing the overall mix of affordable unit size and tenure, to ensure they meet local need as evidenced by the latest Strategic Housing Market Assessment (SHMA).

Policy SD3 Local Centre

The Local Centre will include:

1. Retail provision of no more than 6,000m^2 sales floorspace together with other appropriate local shopping facilities subject to it being demonstrated that there would not be a significant adverse impact on Horsham town centre;

2. Sufficient healthcare provision within or adjacent to the Local Centre. The exact size will be determined at the time to meet the needs of the development's population; and

3. A multi-use community centre to provide a flexible space to allow a wide range of community groups to benefit from the centre. This provision could be co-located with the education or health provision if appropriate.

The Local Centre should be delivered alongside the development of housing and be located and designed so that it is accessible to the residents of the new community, those who use the business area but also the existing residential areas of North Horsham.

39. Also relevant are:

- Policy 18 Retirement Housing and Specialist Care;
- Policy SD4 Housing Needs, Policy SD5 Open Space, Sport and Recreation;
- Policy SD7 Design;
- Policy SD8 Education,
- Policy 24 Strategic Policy: Environmental Protection;
- Policy 25 Strategic Policy:The Natural Environment and Landscape Character;
- Policy 31 Green Infrastructure and Biodiversity;
- Policy 32 Strategic Policy: The Quality of New Development;
- Policy 33 Development Principles;
- Policy 34 Cultural and Heritage Assets;
- Policy 42 Strategic Policy: Inclusive Communities; and
- Policy 43 Community Facilities, Leisure and Recreation.

The Site Specific Allocations of Land (SSAL) development plan

40. The Site Specific Allocations of Land (SSAL) development plan document details the development proposals for new homes, employment land, community facilities, open space and other uses, both within existing towns and villages and in the more rural areas of the District, including land within South Downs National Park Authority. The SSAL document was formally adopted by the Council on 2 November 2007.

41. Policy AL1 'Previously Developed Land' sets out the criterion against which proposals for residential development on previously-developed land will be considered. In addition, in support of the

emphasis on the redevelopment of such land in preference to greenfield sites Policy AL1 lists and identifies those 'large' sites indicated as having residential development potential with a capacity for 10 or more dwellings within Horsham Town.[8]

42. Horsham District Council is now in the early stages of preparing a Site Allocations Document, which will replace the existing SSAL document. This document will seek to allocate land for economic development, town centre uses, land for Gypsy and Traveller accommodation, and if required land for housing development. Work on the evidence base to support this document, together with informal consultation will take place over the summer, with formal consultation on the Preferred Strategy programmed for the Autumn of 2016.

Supplementary Planning Guidance

43. The Horsham Town Plan Supplementary Planning Document (SPD) (2012) supports the Horsham District Planning Framework offering General Development Guidance on Retail Uses, Commercial Uses, Leisure and Cultural Uses, Townscape Character and Design, Sustainable Design, Public Spaces and Accessibility, Parking, and Financial Viability and Deliverability.

44. The SPD Site Specific Development Guidance adds further details and more site specific guidance for the key sites within Horsham town centre which have been identified for regeneration. The key sites as identified are: Albion Way, The Quarter, Hurst Road and Nightingale Road area, the Bishopric, The Forum, West Street and Swan Walk. Although there is no Site Specific Guidance on the Carfax and the Causeway, the priorities for the future of these areas are also set out in the SPD.

Land use policy designations in Horsham District and Town Centre

45. Figures 3.1 and 3.2 below show the current land use policy designations that the neighbourhood plan will need to take into account.

[8] https://www.horsham.gov.uk/__data/assets/pdf_file/0004/3694/SSAL_adopted07.pdf

Figure 3.1 Land use policy designations in Horsham Town Centre (2015)

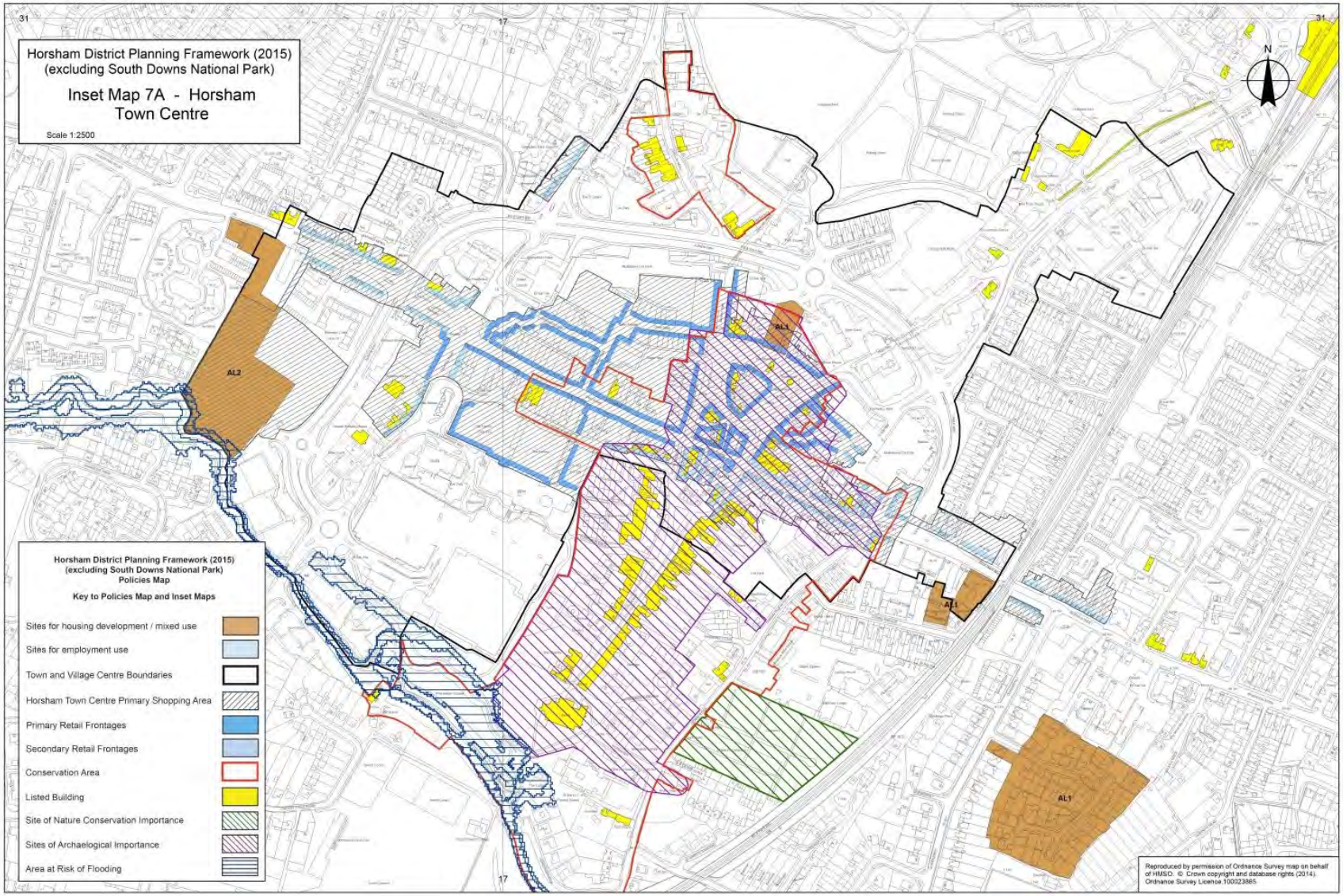
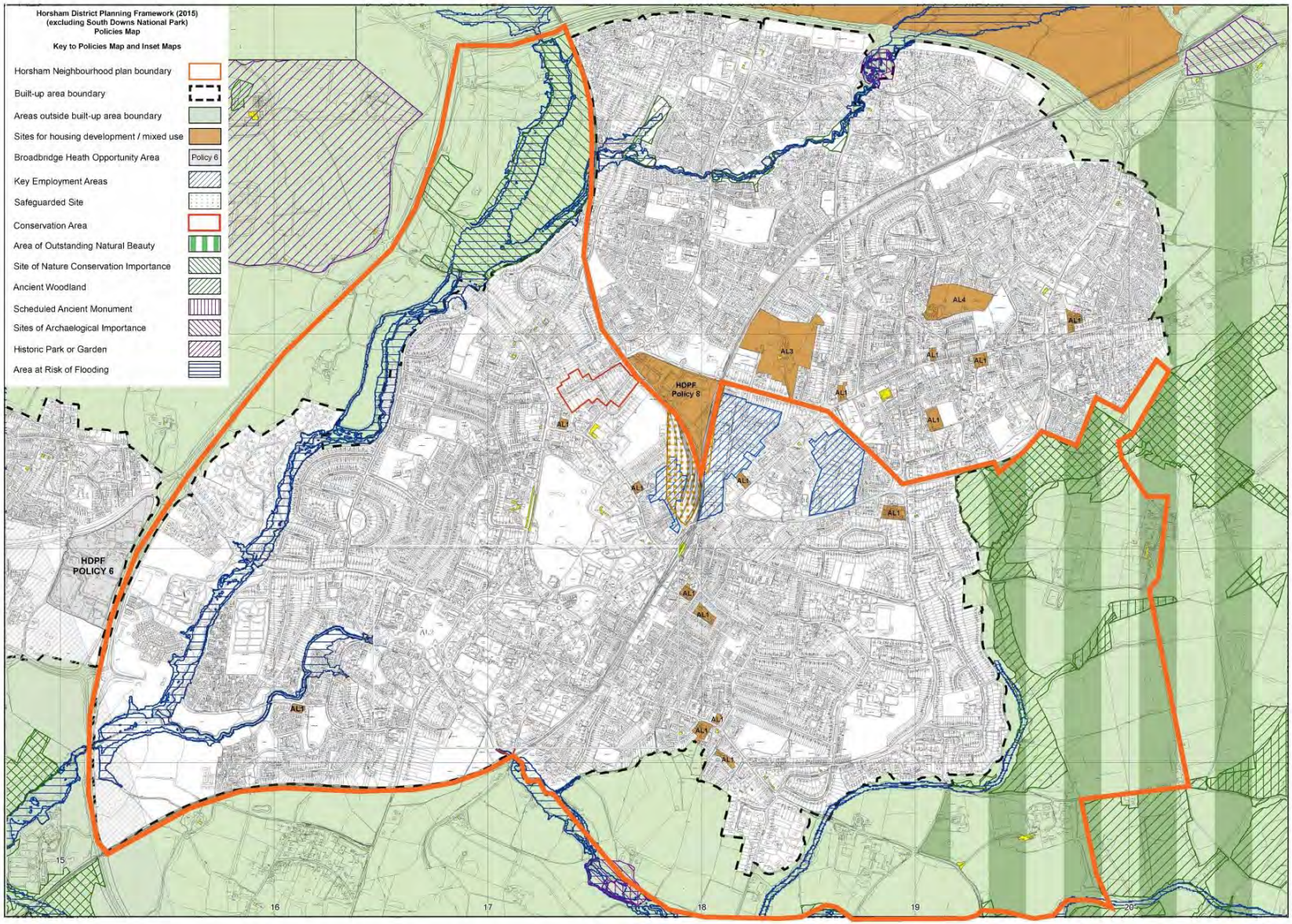


Figure 3.2: Horsham District Council Planning Framework Policies Map (2015)[9] *– adapted by AECOM to add neighbourhood area*



[9] https://www.horsham.gov.uk/planningpolicy/planning-policy/horsham-district-planning-framework

4 Potential sites and areas to include in the neighbourhood plan

Introduction

46. This section sets out a number of sites and broad locations that have been identified by the Horsham Forum that have potential for inclusion in the neighbourhood plan. These are sites which could potentially be developed over the lifetime of the plan, or with potential to be included in the plan to be safeguarded for community use such as community facilities or local green space.
47. The list of sites to be considered in this report has been compiled through sites suggested by the Forum at the initial meeting and walkabout and other sites identified after the meeting by the Forum10. The sites considered include:
    - The 2016 HDC SHELAA sites for the three Neighbourhood Council areas of Denne, Forest and Trafalgar.
    - The sites proposed to the Forum by developers through a 'Call for Sites'. These are Hornbrook Farm, Athelstan Way and Pelham & Waverley Court Garages
    - The sites which the Forum wishes to consider within the plan as potential development sites.
48. The Horsham District Planning Framework evidence base was also interrogated to identify any sites, including Local Plan Site Allocations.
49. Certain information for each site has been set out with the following headings:
    - Site number (HB01, HB02 etc);
    - Site area (hectares);
    - Site description;
    - Site ownership;
    - Relevant HDC planning policies that would need to be considered;
    - HBNF Assessment / Proposed Use;
    - HDC SHELAA conclusions;
    - HDC Site Allocations DPD;
    - Constraints; and

[10] Google Earth / Google maps

- Conclusions and recommendations - next steps including actions for the Horsham Forum to undertake in order to ensure all the evidence has been gathered to include the site in the neighbourhood plan.

Other Horsham District Council Neighbourhood Plans

50. It is useful to monitor other Neighbourhood Plan issues within the same Local Authority area arising to try to learn lessons and ensure the same issues do not arise with HBNP.

51. In March 2016, the Storrington, Sullington and Washington Neighbourhood Plan (also HDC) under examination was deemed not appropriate to proceed to a referendum on the basis it did not meet the necessary legal requirements of the basic conditions and other matters set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended). The examiner found, after conducting site visits, that the methodology by which development sites were selected in the Plan was neither clear nor had been consistently applied. The examiner found that sites were allocated in locations that were not sustainable for residential development (within walking distance of key facilities such as primary schools and local shops), were in conflict with national and local policies, and were not appropriately evidenced. The Plan therefore did not comply with guidance issued by the Secretary of State (specifically the Planning Practice Guidance) which requires neighbourhood plans to be based on proportional, robust evidence to support the choices made and the approach taken.

52. Adequate background work on the selection, evaluation and identification of the development sites was lacking to support site allocations, whereby the methodology and criteria used to assess sites was of concern to the examiner. The Site Assessment Report did not contain a description of the characteristics and suitability of each site, but rather ranked sites numerically against a set of criteria. The lack of subjective description of how the planning judgements were made in the Plan gave the impression that some of the assessments may have been somewhat arbitrary in their nature. The examiner concluded that the evidence base of the Plan would have been stronger had it contained a set of paragraphs giving a fuller description and explanation of how the judgements on site selection have been made in the Plan.

53. The site assessment set out in this report aims to include information on the characteristics and suitability of each site to demonstrate a methodical and objective approach to site assessment.

Sites and assessment

HB1: Rookwood Golf Course in part, Trafalgar, South side



Site Area (ha)	32.4
Description	Golf Course, Warnham Road to Rookwood Est.
Photo	None available
Ownership	Horsham District Council. Possible covenants with the Lucas family
Relevant Planning Policy	Built-up area boundary (Policy CP5); Areas outside built-up area boundary (Policy DC1); Area at risk of flooding (Policy DC7)
HBNF Assessment / Proposed Use	To be retained as green space & incorporated into the Nature Reserve.
HDC SHELAA conclusions	SA394 Not currently developable
HDC Site Allocations DPD	N/A
Constraints	Eastern edge of site is within Flood Zone 2. However, Flood Zone 2 is acceptable in planning terms for new development.
Conclusions and recommendations	Site is not currently designated as a site for environmental protection. Owned by HDC and in use as a golf course. Appropriate for the Forum to propose this as a local green space to protect from future development, as long as it can demonstrate that it meets the criteria set out in paragraph 78 of NPPF.

HB2: Rookwood Golf Course in part, Denne, North side



Site Area (ha)	34
Description	Golf Course, Bounded by Warnham Road, A24, A264 and Warnham Nature Reserve
Photo	Not available
Ownership	Horsham District Council. Possible covenants with the Lucas family
Relevant Planning Policy	Built-up area boundary (Policy CP5); Areas outside built-up area boundary (Policy DC1); Site of Nature Conservation Importance (Policy DC5); Area at Risk of Flooding (Policy DC7)
HBNF Assessment / Proposed Use	To be retained as green space & incorporated into the Nature Reserve.
HDC SHELAA conclusions	SA395 Not currently developable
HDC Site Allocations DPD	N/A
Constraints	Site of Nature Conservation Importance overlaps the southern half of the site; Eastern edge of site within Flood Zone 3, which is not suitable for development in accordance with the National Planning Policy Framework.
Conclusions and recommendations	Conclusions as HB1 above.

HB3: Piries Place



Site Area (ha)	0.25
Description	Carfax/East Street/Copnall Way, includes retail units, offices, an open space and possibly the Piries Place car park.
Photo	
Ownership	Reef Estates & Arcus joint purchase
Relevant Planning Policy	Built-up area boundary (Policy CP5); Town and Village Centre Boundaries (Policy DC34); Site of Archaeological Importance (Policy DC10), Conservation Area (Policy DC12); Primary Shopping Frontages (Policy DC34); Horsham Town

	Centre Primary Shopping Area (Policy DC34); and Listed Building (Policy DC13).
HBNF Assessment / Proposed Use	Development plans are expected to include Everyman Cinema, a 6 storey budget hotel, restaurants, office space and residential on this site. This is not considered appropriate by the community and HBNF who would like to see an anchor shop to replace the relocated Waitrose, and independent retailers as part of a mixed use development alongside coworking and low-rise residential. Concern over any height above the existing Carfax skyline. Deliverable 1-5 years
HDC SHELAA conclusions	N/A
HDC Site Allocations DPD	N/A
Constraints	Horsham Town Centre Primary Shopping Area - this is the area in which the majority of the retail is concentrated. Proposals for change of use from retail would need to justify that they would not detrimentally affect the overall balance of retail to other uses; Site of Archaeological Importance; Conservation Area; Listed Building in north-west corner of the site.
Conclusions and recommendations	Site has been recently been acquired and it is understood will be redeveloped for leisure, retail and office space. The timing of any planning application may come before adoption of a neighbourhood plan so the plan may not be able to influence development of this site (and the community should instead engage with the planning process and object to any proposals or planning applications directly with HDC). However, if the plan is ready before a planning application, it can include a set of general development principles for the site as long as they are not in conflict with HDC planning policies, which could include uses and building heights. A separate building heights policy could be included in the plan to limit tall buildings which could impact on the character and heritage of the town centre, if this does not conflict with any local plan policy. HBNF should also try to work with HDC to align policies as part of the Town Centre visioning exercise to help to shape the site allocation for the neighbourhood plan, including on uses, building heights, maintaining the links from Carfax and East Street and contributing to the evening economy / East Street restaurant quarter.

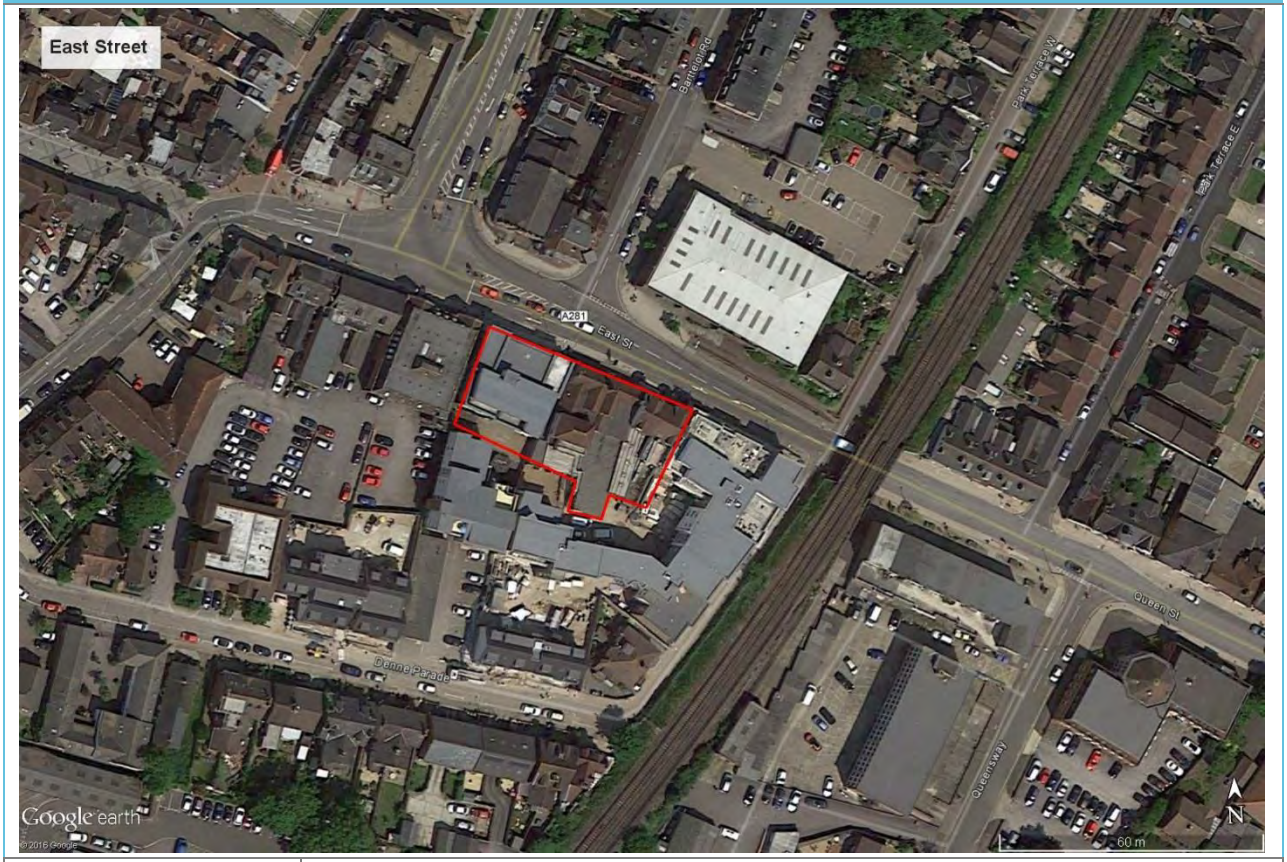
HB4: Royal Sun Alliance Building



Site Area (ha)	0.76
Description	Offices, Chart Way
Photo	 *Source: Google streetview*
Ownership	LAMBERT SMITH HAMPTON

Relevant Planning Policy	Built-up area boundary (Policy CP5); Town and Village Centre Boundaries (Policy DC34).
HBNF Assessment / Proposed Use	If the building is vacated by Royal Sun Alliance in the event of a takeover (as looked possible in 2015) HBNF think it would be suitable for conversion to a hotel. This has been discussed with Crickmays (property agents). Deliverable 6-10 years
HDC SHELAA conclusions	N/A
HDC Site Allocations DPD	N/A
Constraints	None known
Conclusions and recommendations	Unknown what the owner's intentions are for future use. If a hotel is proposed by the owners and this is supported by the community, this would be appropriate as an allocation. The timing of a planning application for an alternative use (or permitted development) may come before adoption of a neighbourhood plan so the plan may not be able to influence use of the building in the short term. If the neighbourhood plan consultation and/or other evidence has shown that there is a shortage of hotel spaces in Horsham Town Centre, it would be appropriate to include a policy in the plan which encourages the development of the hotel space to meet the identified need. The plan can identify locations where new hotel space would be supported, including this site and others. A potential neighbourhood plan policy for this site could be a general policy under a 'town centre uses' section for key buildings or locations within the town centre to continue in a use which would support and enhance the town centre role (HQ offices, hotel, conference centre etc.). Particular sites could then be identified in this category, including this site (HB4)

HB5: East Street



Site Area (ha)	0.13
Description	Four retail units are sandwiched between two modern blocks of flats; Bath Store, 58 East Street; New England Home Interiors Ltd , 60-62 East Street; Atlas Mobility Ltd, 64 East Street; Akash Restaurant, 66 East Street
Photo	 *Source: Google streetview*
Ownership	THORNE & LANCASTER PARKER
Relevant Planning Policy	Built-up area boundary (Policy CP5); Town and Village Centre Boundaries (Policy DC34).
HBNF Assessment / Proposed Use	HBNF is concerned about these units becoming residential in terms of the overall balance of uses in this part of the Town Centre. Proposed use being

	considered. Deliverable 6-10 years
HDC SHELAA conclusions	N/A
HDC Site Allocations DPD	N/A
Constraints	None known
Conclusions and recommendations	This part of East Street is on the eastern edge of the town centre boundary and does not fall within the primary shopping area or the primary or secondary retail frontages (see Figure 3.1: HDC Planning Framework Horsham Town Centre policy map). This means that a change of use to residential would not be in conflict with policies in the current Local Plan and may happen through permitted development rights. A neighbourhood plan policy relating to this site should be in conformity with policies 5, 12 and 13 of the Local Plan and also the HDC Supplementary Planning Document (2012). It should also take into consideration any emerging policy for the town centre in terms of using the existing evidence. This will prevent the risk of policies in the Neighbourhood Plan becoming redundant once Local Plan policies are adopted. It is recommended that this issue of change of use from retail to residential on the edges of the town centre is discussed with HDC and advice sought on whether this is being addressed by a policy in the local plan. It is possible that the neighbourhood plan could include a policy within a 'housing' section of the plan which encourages change of use to residential on the edges of the town centre, outside the primary shopping area, where this complies with the above policies. The policy could include all sites that fall within this category but notes the buildings/areas which should be protected. Alternatively, the plan could propose a revised primary shopping area which would confine retail to a more concentrated area and allow residential and/or other uses on the edges of the town centre.

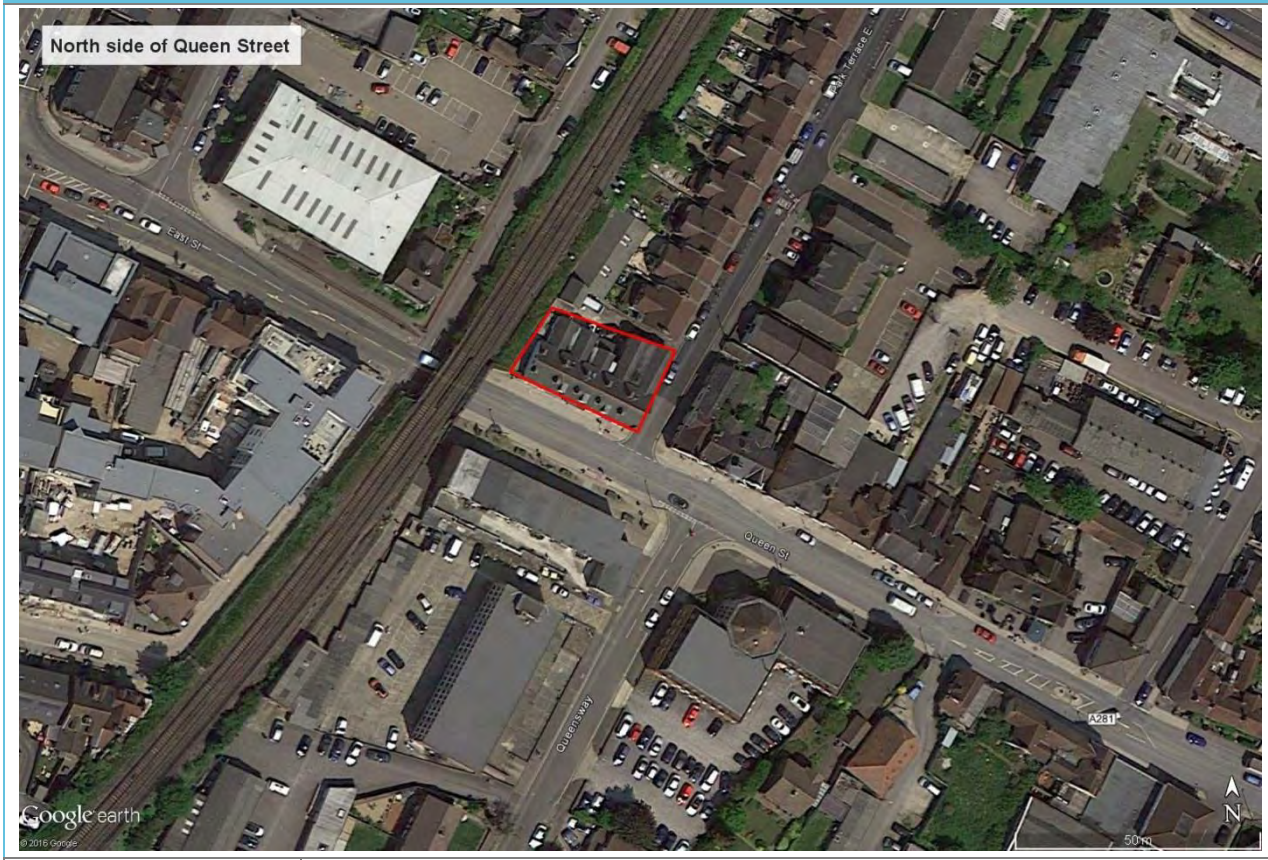
HB6: 55-69 EAST STREET



Site Area (ha)	0.23
Description	Retail
Photo	 *Source: google streetview*
Ownership	Not known: Pets at Home & Majestic pay rates.
Relevant Planning Policy	Built-up area boundary (Policy CP5); Horsham Town Centre Primary Shopping Area (Policy DC34); Secondary Shopping Frontages (Policy DC34); Town and Village Centre Boundaries (Policy DC34);
HBNF Assessment / Proposed Use	Residential. HBNF believes the current usage would be better located outside the town centre - large delivery lorries cause major problems in Bartellot Road

	which is a narrow residential street. Deliverable 6-10 years.
HDC SHELAA conclusions	N/A
HDC Site Allocations DPD	N/A
Constraints	See relevant planning policy above
Conclusions and recommendations	This part of East Street is on the eastern edge of the town centre boundary and is part of the primary shopping area (see Figure 3.1: HDC Planning Framework Horsham Town Centre policy map). The building is in active use as business and there is no evidence of a landowner intention to sell/develop, however the neighbourhood plan could include this site as a location in the neighbourhood plan where residential would be supported. A neighbourhood plan policy relating to this site would have to be in conformity with policies 5, 12 and 13 of the Local Plan, the HDC Supplementary Planning Document (2012) and any other emerging policy for the town centre. As a different way of approaching this site as a more general move towards change of use from retail to residential, the neighbourhood plan could include a policy within a 'housing' section of the plan which encourages change of use to residential on the edges of the town centre, outside the primary shopping area, where this complies with the above policies. The policy could include all sites that fall within this category including HB5, HB6 etc.). Alternatively, the plan could propose a revised primary shopping area which would confine retail to a more concentrated area and allow residential and/or other uses on the edges of the town centre.

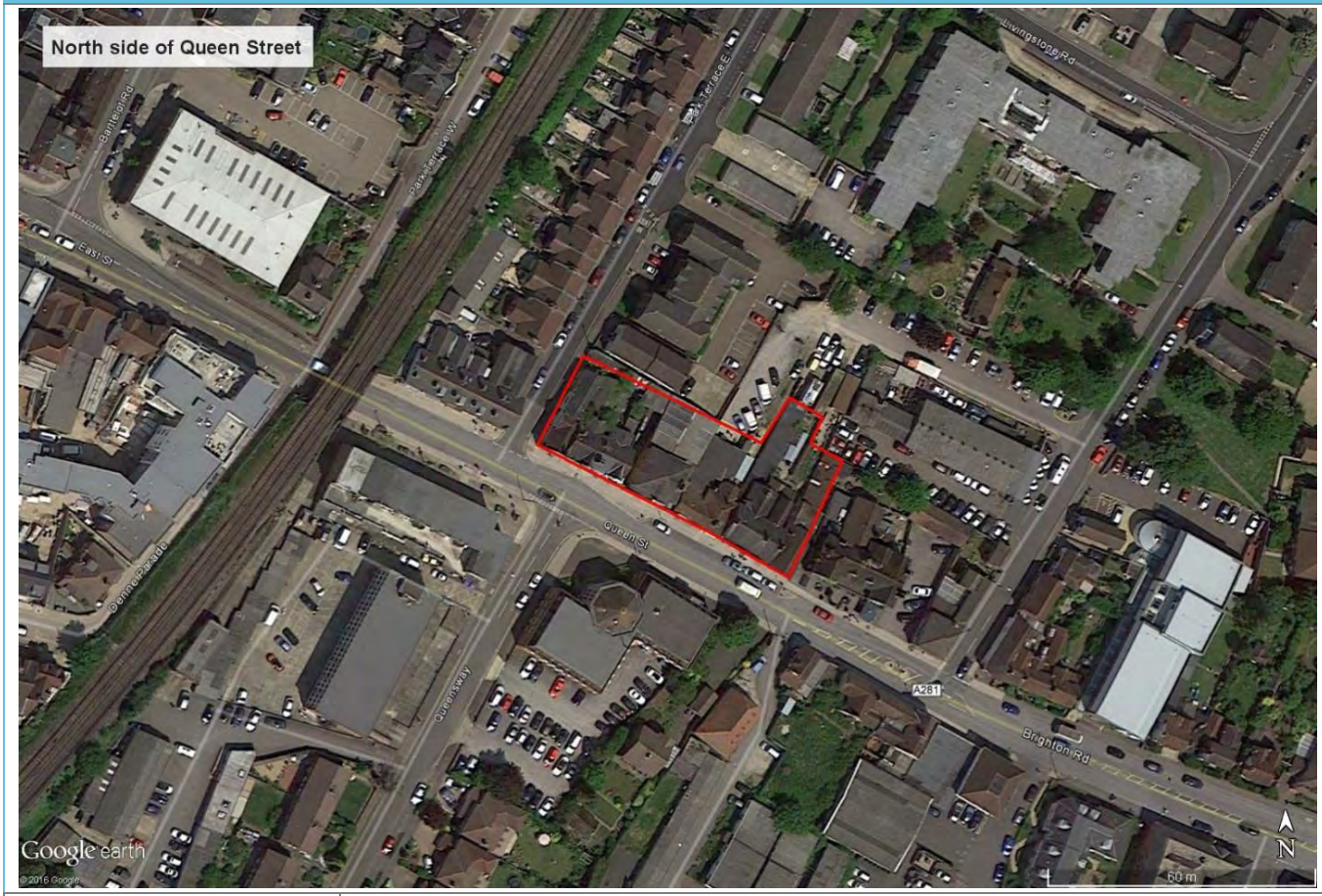
HB7: North side of Queen Street



Site Area (ha)	0.01
Description	Mixed use, Railway Bridge to Park Terr. East; 1 Queen Street 3 Queen Street 5 Queen Street 7-9 Queen Street
Photo	 *Source: Google Streetview*
Ownership	Unknown
Relevant Planning Policy	Built-up area boundary (Policy CP5); Horsham Town Centre Primary Shopping Area (Policy DC34); Secondary Shopping Frontages (Policy DC34);

HBNF Assessment / Proposed Use	Mixed use. HBNF see this as a regeneration opportunity to provide mixed use including residential (affordable and retirement).
HDC SHELAA conclusions	SA208 This development falls below the SHELAA threshold of six units and is subsequently excluded from the assessment. Deliverable 6-10 years
HDC Site Allocations DPD	N/A
Constraints	See relevant planning policy above
Conclusions and recommendations	This part of Queen street is outside the town centre boundary but is designated as part of the primary shopping area (see Figure 3.1: HDC Planning Framework Horsham Town Centre policy map). The building is in active use as business and there is no evidence of a landowner intention to sell/develop, however the neighbourhood plan could include this site as a location in the neighbourhood plan where residential would be supported. A neighbourhood plan policy relating to this site would have to be in conformity with policies 5, 12 and 13 of the Local Plan, the HDC Supplementary Planning Document (2012) and any other emerging policy for the town centre. As a different way of approaching this site as a more general move towards change of use from retail to residential, the neighbourhood plan could include a policy within a 'housing' section of the plan which encourages change of use to residential on the edges of the town centre, outside the primary shopping area, where this complies with the above policies. The policy could include then list all sites that fall within this category including HB5, HB6 etc.). Alternatively, the plan could propose a revised primary shopping area which would confine retail to a more concentrated area and allow residential and/or other uses on the edges of the town centre.

HB8: North side of Queen Street



Site Area (ha)	0.17
Description	Mixed use; Park Terr. East to New Street, excluding the Queen's Head Pub which is already being regenerated 11 Queen Street 13-15 Queen Street 19 Queen Street 21 -23 Queen Street 25 Queen Street 27 Queen Street 29 Queen Street 31 Queen Street 33 Queen Street 35 Queen Street

Photo	 *Source: Google Streetview*
Ownership	Not known
Relevant Planning Policy	Built-up area boundary (Policy CP5); Horsham Town Centre Primary Shopping Area (Policy DC34); Secondary Shopping Frontages (Policy DC34);
HBNF Assessment / Proposed Use	Mixed use / residential Deliverable 6-10 years
HDC HELAA conclusions	SA525 1-5 years deliverable (9 units). No known constraints.
HDC Site Allocations DPD	N/A
Constraints	SHELAA states no known constraints, however, see planning policies above.
Conclusions and recommendations	As HB7. This part of Queen street is outside the town centre boundary but is designated as part of the primary shopping area (see Figure 3.1: HDC Planning Framework Horsham Town Centre policy map). It is identified in the SHLAA as a site that will come forward for housing in the next 5 years. The neighbourhood plan could include this site as a location in the neighbourhood plan where residential would be supported. A neighbourhood plan policy relating to this site would have to be in conformity with policies 5, 12 and 13 of the Local Plan, the HDC Supplementary Planning Document (2012) and any other emerging policy for the town centre. As a different way of approaching this site as a more general move towards change of use from retail to residential, the neighbourhood plan could include a policy within a 'housing' section of the plan which encourages change of use to residential on the edges of the town centre, outside the primary shopping area, where this complies with the above policies. The policy could include then list all sites that fall within this category including HB5, HB6 etc. Alternatively, the plan could propose a revised primary shopping area which would confine retail to a more concentrated area and allow residential and/or other uses on the edges of the town centre.

HB9: South side of Queen Street



Site Area (ha)	0.1
Description	Retail with residential over. Railway Bridge to Queensway. 4 Queen Street 8 Queen Street 12 Queen Street 16 Queen Street 20 Queen Street 24-28 Queen Street 32 Queen Street

Photo	 *Source: Google Streetview*
Ownership	Various
Relevant Planning Policy	Built-up area boundary (Policy CP5); Horsham Town Centre Primary Shopping Area (Policy DC34); Secondary Shopping Frontages (Policy DC34).
HBNF Assessment / Proposed Use	Continued use as retail with residential above.
HDC HELAA conclusions	N/A
HDC Site Allocations DPD	N/A
Constraints	None known
Conclusions and recommendations	To achieve the objective of retaining this block as retail with residential above, a policy could be included in the neighbourhood plan to identify areas where this format works well and where continued retail with residential above is encouraged. This should be discussed with HDC in terms of the local plan town centre policies and vision.

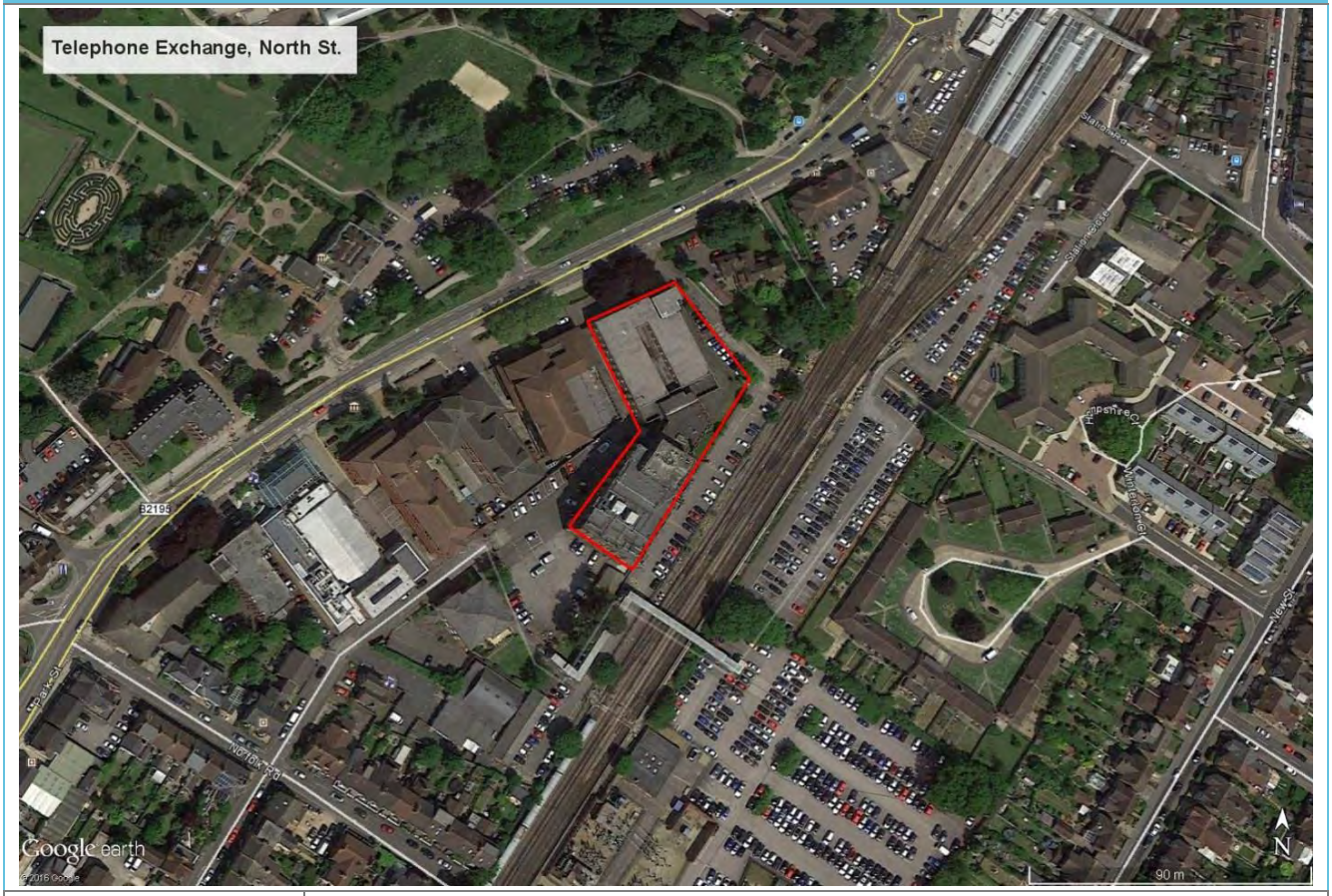
HB10: South side of Queen Street



Site Area (ha)	0.1
Description	Queensway to Brighton Rd. 36-72 Queen St. (south side) 66 Queen Street 70 Queen Street Kwik-fit, 2 Brighton Road
Photo	 *Source: Google Streetview*

Ownership	70 Queen Street Londis (closed)
Relevant Planning Policy	Built-up area boundary (Policy CP5)
HBNF Assessment / Proposed Use	Redevelopment of stretch between 66 Queen Street and Kwik fit.
HDC SHELAA conclusions	SA314 1-5 years deliverable (8 units). SA345 1-5 years deliverable (14 units).
HDC Site Allocations DPD	N/A
Constraints	None known
Conclusions and recommendations	The site has been identified in the SHELAA for housing and is expected to deliver 22 units. This site could be identified in the neighbourhood plan as a site for redevelopment to include housing, with proposed land uses and design principles. This should be discussed with HDC in terms of aligning with the Local Plan town centre policies and vision.

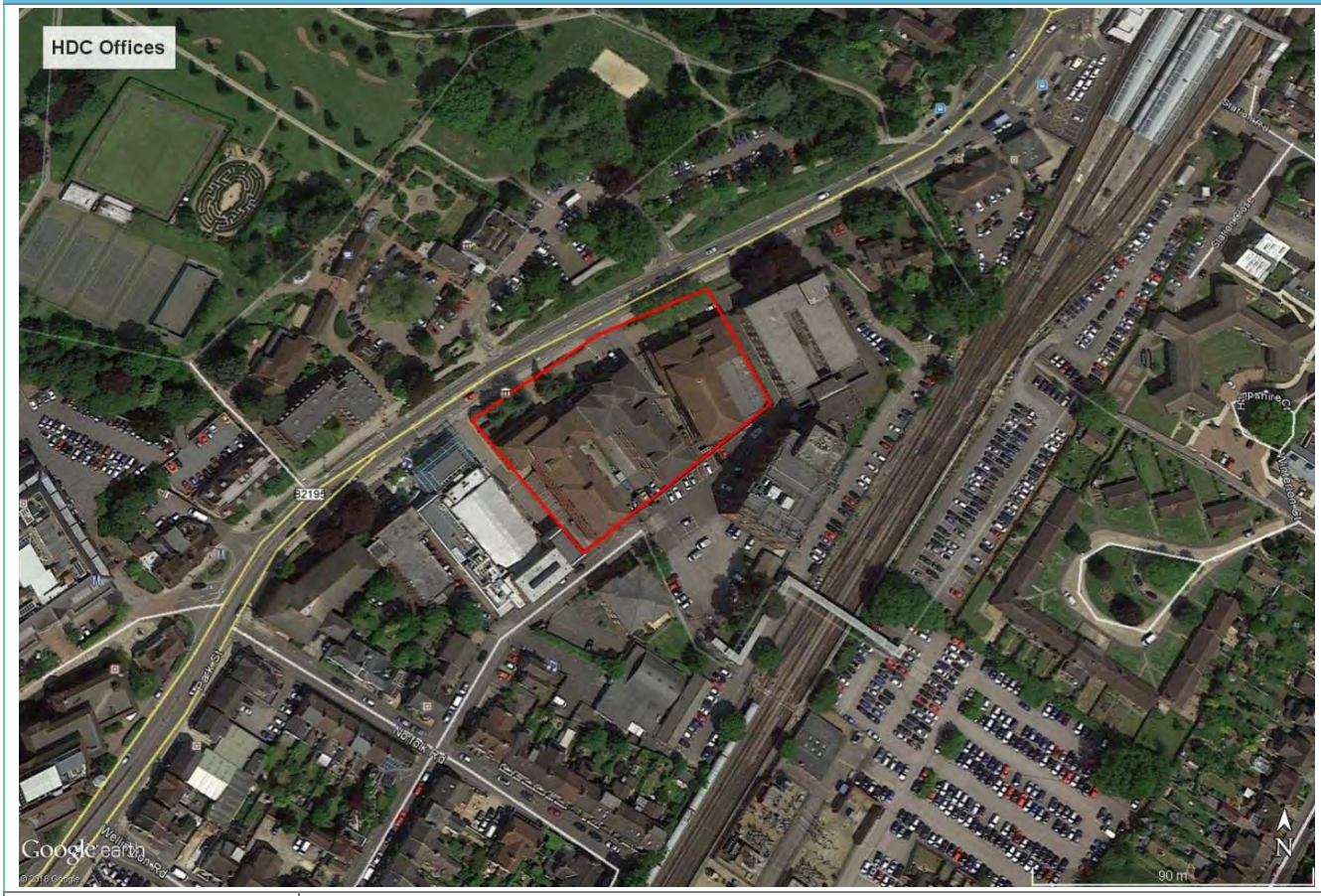
HB11: Telephone Exchange, North St.



Site Area (ha)	0.33
Description	North Street (east side)
Photo	 *Source: Google Streetview*
Ownership	BT
Relevant Planning Policy	Built-up area boundary (Policy CP5); Town and Village Centre Boundaries (Policy DC34).
HBNF Assessment /	To be decided by Forum. Building would be appropriate for mixed use to include

Proposed Use	employment/residential and other uses. Deliverable 6-10 years
HDC SHELAA conclusions	N/A
HDC Site Allocations DPD	N/A
Constraints	Telephone exchange, building is unlikely to be replaced.
Conclusions and recommendations	Building currently occupied and no indication of intention to redevelop. This site could be identified in the Neighbourhood Plan as a potential future development site with proposed land uses and design principles. This should be discussed with HDC in terms of aligning with the Local Plan town centre policies and vision.

HB12: HDC Offices



Site Area (ha)	0.53
Description	Offices, North Street (east side); HDC Offices, North Point, North St.; Park North, North St.
Photo	 *Source: Google Streetview*
Ownership	Unknown
Relevant Planning	Built-up area boundary (Policy CP5); Town and Village Centre Boundaries (Policy

Policy	DC34).
HBNF Assessment / Proposed Use	Residential. HBNF note that these buildings are due for redevelopment under permitted rights, DC/ 15/1678 for 65 apartments between both buildings & an application DC/16/1016 as yet undecided for 7 extra apartments. The community is concerned about how any changes could affect the street scene. It had been proposed that this area should be part of a new conservation area. Deliverable 1-5 years
HDC SHELAA conclusions	SA436 1-5 years deliverable (65 units).
HDC Site Allocations DPD	N/A
Constraints	None known
Conclusions and recommendations	The neighbourhood plan is unlikely to be able to influence this due to timing. The community should engage with HDC through the Local Planning process to express concerns over the street scene and other design issues. The NP cannot designate a conservation area, however it can include a set of design principles in this location and elsewhere if the evidence exists to justify why this is necessary (e.g. a heritage and character area assessment). Future proposals will then be weighed up against these principles.

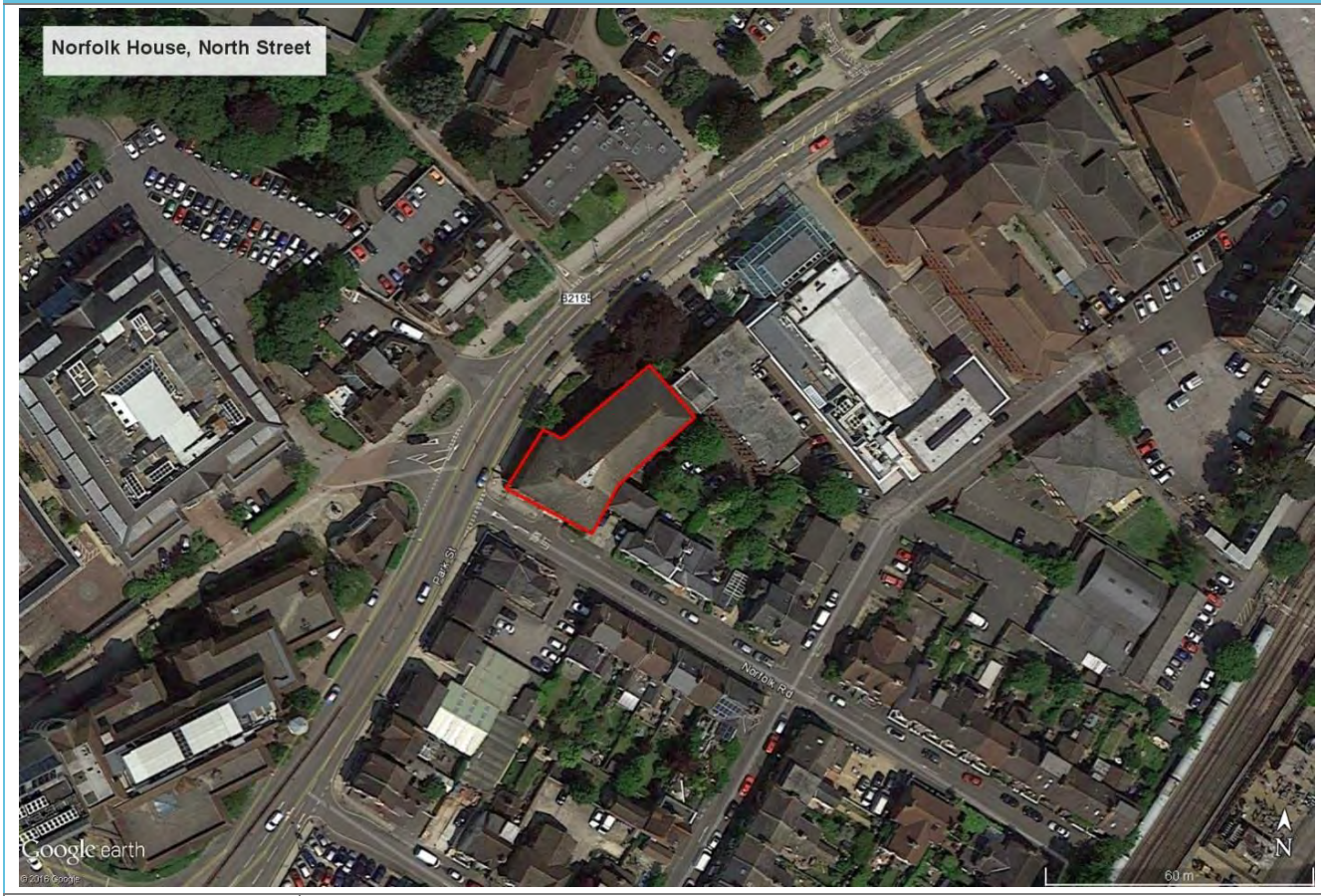
HB13: Sussex House, North St.



Site Area (ha)	0.01
Description	Offices, North Street (east side)
Photo	 *Source: Google Streetview*
Ownership	BEST PRACTICE IFA GROUP LTD

Relevant Planning Policy	Built-up area boundary (Policy CP5); Town and Village Centre Boundaries (Policy DC34).
HBNF Assessment / Proposed Use	To be decided. Office or residential/mixed use. Deliverable 6-10 years
HDC SHELAA conclusions	N/A
HDC Site Allocations DPD	N/A
Constraints	None known
Conclusions and recommendations	Currently in use as offices. Occupied and no indication of intention to redevelop. This site could be identified in the Neighbourhood Plan as a potential future development site with proposed land uses and design principles, including parking. This should be discussed with HDC in terms of aligning with the Local Plan town centre policies and vision.

HB14: Norfolk House, North Street



Site Area (ha)	0.1
Description	Offices, North Street (east side)
Photo	 *Source: Google Streetview*
Ownership	Unknown
Relevant Planning Policy	Built-up area boundary (Policy CP5); Town and Village Centre Boundaries (Policy DC34).
HBNF Assessment / Proposed Use	Residential (31 flats)

	Deliverable 6-10 years
HDC SHELAA conclusions	SA449 1-5 years deliverable (31 units).
HDC Site Allocations DPD	N/A
Constraints	None known
Conclusions and recommendations	The neighbourhood plan is unlikely to be able to influence use of this site in the short term due to timing. The community should engage with HDC through the Local Planning process to express any concerns over use or design issues. The NP can propose a set of design principles or policies in this location and elsewhere if the evidence exists to justify why this is necessary. Future proposals will then be weighed up against these policies.

HB15: 68-78 Park St.



Site Area (ha)	0.16
Description	Mixed use, Park Street (east side)
Photo	 *Source: Google Streetview2*
Ownership	Unknown
Relevant Planning Policy	Built-up area boundary (Policy CP5); Town and Village Centre Boundaries (Policy DC34).
HBNF Assessment / Proposed Use	Residential Developable 11+ years

HDC SHELAA conclusions	SA203 Not currently developable
HDC Site Allocations DPD	N/A
Constraints	None known
Conclusions and recommendations	This includes a mixture of residential and small businesses, including a long-standing local firm. SHELAA conclusion was that the site is not currently developable as it is in use as offices, so unless new evidence exists that this could come forward, this site could not be allocated for development in the NP. However it could be identified as a potential location for future development with proposed land uses and design principles set out.

HB16: 62-64 Park St.

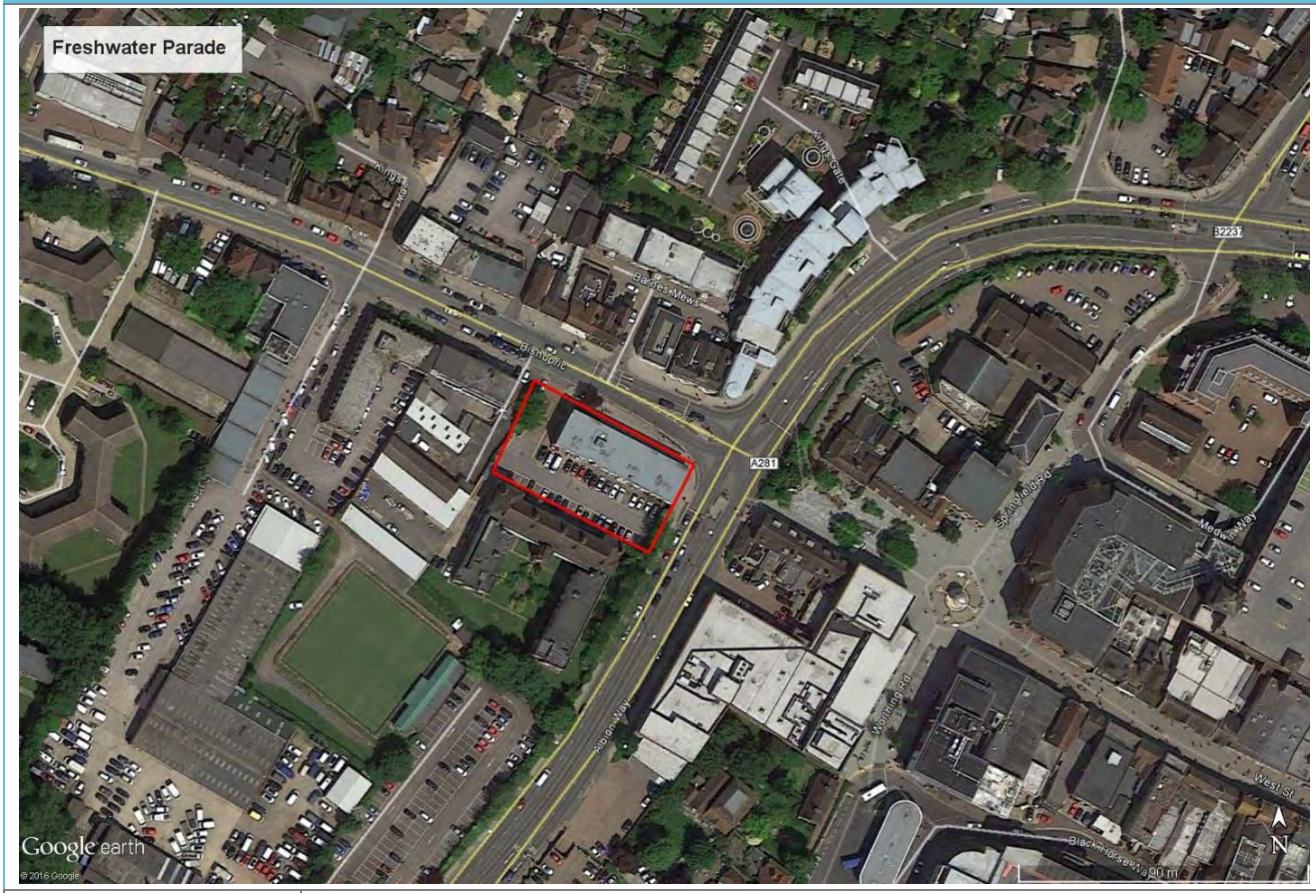


Site Area (ha)	0.1
Description	Car Sales, Park Street (east side)
Photo	

Source: Google Streetview

Ownership	Harfield Motors
Relevant Planning Policy	Built-up area boundary (Policy CP5).
HBNF Assessment / Proposed Use	Residential Deliverable 6-10 years
HDC SHELAA conclusions	N/A
HDC Site Allocations DPD	N/A
Constraints	Long-standing local firm exists on site. Previous application (withdrawn) DC/15/1665 (Change of Use from car sales to vehicle hire, demolition of two sheds and erection of canopied wash bay).
Conclusions and recommendations	This is an appropriate location for residential or mixed use, e.g. retail/commercial with flats above. This could potentially re-provide the existing car sales at ground floor. No evidence of owner's intention to develop/sell so site cannot be allocated for residential in neighbourhood plan. However it can be identified as a site where residential would be supported, with a set of design principles (e.g. building heights, access etc.). Alternatively, the owner could be contacted and if he/she indicated a willingness to sell the site for development, the site could be allocated for residential in the plan.

HB17: Freshwater Parade



Site Area (ha)	0.17
Description	Mixed use; Bishopric, Horsham
Photo	 *Source: Google Streetview2*
Ownership	Various
Relevant Planning Policy	Built-up area boundary (Policy CP5); Horsham Town Centre Primary Shopping Area (Policy DC34); Secondary Shopping Frontages (Policy DC34); and Town and Village

	Centre Boundaries (Policy DC34).
Relevant Planning Permissions	None known
HBNF Assessment / Proposed Use	Residential Developable 11+ years
HDC SHELAA conclusions	SA164 Not currently developable
HDC Site Allocations DPD	N/A
Constraints	Complex because of various owners of the retail units and shops above.
Conclusions and recommendations	As identified by HBNF, redevelopment of this site would probably need a Compulsory Purchase Order to assemble the site and is unlikely to be viable. However, this could be identified in the plan as a site the community wishes to see developed in the future, and the uses and design set out. This would be an aspiration rather than a policy and is a way of communicating the community intent to a developer.

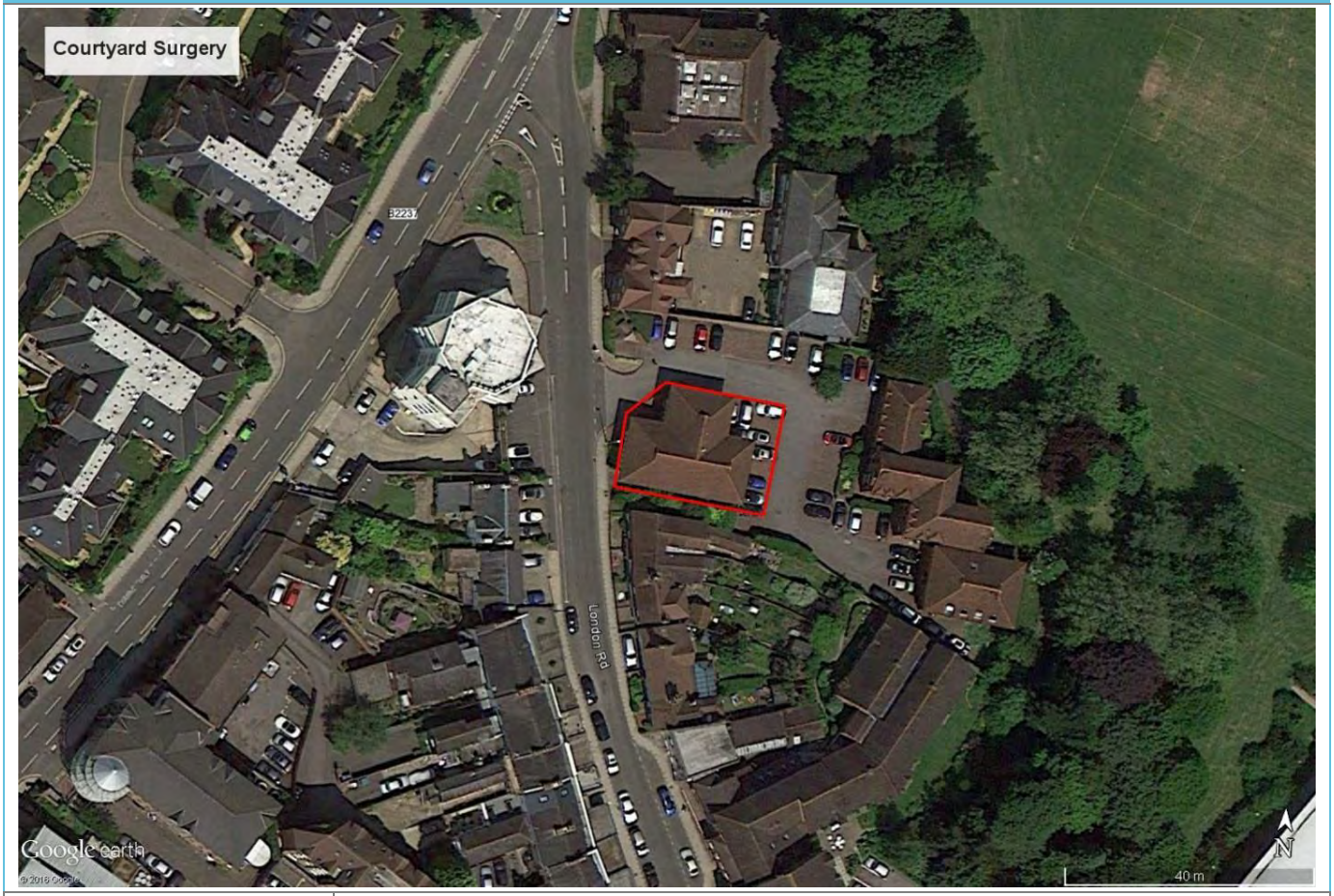
HB18: Lower Tanbridge Way



Site Area (ha)	0.4
Description	Horsham Library and Orchard Surgery, Lower Tanbridge Way
Photo	 *Source: Google Streetview2*
Ownership	WSCC
Relevant Planning Policy	Built-up area boundary (Policy CP5); Town and Village Centre Boundaries (Policy DC34).

HBNF Assessment / Proposed Use	Expanded community use as library Deliverable 6-10 years
HDC SHELAA conclusions	N/A
HDC Site Allocations DPD	N/A
Constraints	WSCC have not nominated this site for redevelopment. It is a very popular library.
Conclusions and recommendations	This site could be identified in the neighbourhood plan for an expanded library and for the surgery to be relocated to the Hurst Road site. HBNF should consult with NHS Horsham and Mid Sussex Clinical Commissioning Group to discuss whether there are any plans to consolidate the Horsham surgeries into a central site. If there are already plans in place, these can be expressed in the neighbourhood plan. If no plans, the plan can identify a future use for the surgeries if they do come up for redevelopment over the lifetime of the plan.

HB19: Courtyard Surgery



Site Area (ha)	0.01
Description	Surgery, London Road
Photo	 *Source: Google Streetview2*
Ownership	
Relevant Planning Policy	Built-up area boundary (Policy CP5); Town and Village Centre Boundaries (Policy

	DC34); Conservation Area (Policy DC12).
HBNF Assessment / Proposed Use	Residential/Retirement Deliverable 6-10 years
HDC SHELAA conclusions	N/A
HDC Site Allocations DPD	N/A
Constraints	See relevant policy above
Conclusions and recommendations	HBNF should consult with NHS Horsham and Mid Sussex Clinical Commissioning Group to discuss whether there are any plans to consolidate the Horsham surgeries into a central site. If there are already plans in place, these can be expressed in the neighbourhood plan. If no plans, the plan can identify a future use for the surgeries if they do come up for redevelopment over the lifetime of the plan.

HB20: Riverside Surgery



Site Area (ha)	0.1
Description	Surgery, 48 Worthing Road
Photo	 *Source: Google Streetview2*
Ownership	
Relevant Planning Policy	Built-up area boundary (Policy CP5).

HBNF Assessment / Proposed Use	Residential Deliverable 6-10 years
HDC SHELAA conclusions	N/A
HDC Site Allocations DPD	N/A
Constraints	None known
Conclusions and recommendations	HBNF should consult with NHS Horsham and Mid Sussex Clinical Commissioning Group to discuss whether there are any plans to consolidate the Horsham surgeries into a central site. If there are already plans in place, these can be expressed in the neighbourhood plan. If no plans, the plan can identify a future use for the surgeries if they do come up for redevelopment over the lifetime of the plan.

HB21: WSCC Land off A24

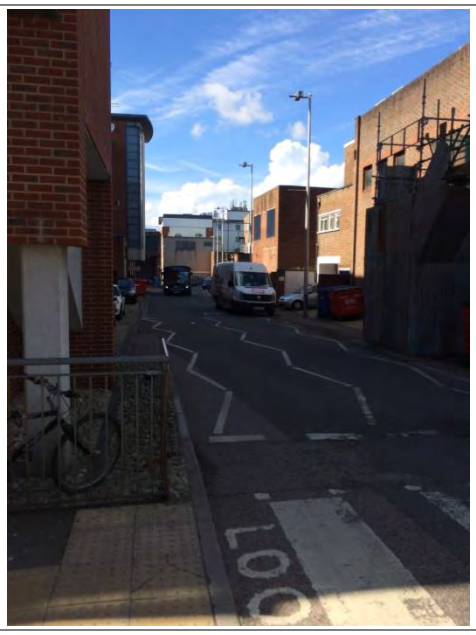


Site Area (ha)	1.7
Description	Green space, Horsham
Photo	N/A
Ownership	Berkeley Homes
Relevant Planning Policy	Land West of Horsham SPD 2008
HBNF Assessment / Proposed Use	Fire Station Deliverable 1-5 years
HDC SHELAA conclusions	SA283 Deliverable 1-5 years Vacant - greenfield site (852 units)
HDC Site Allocations DPD	Policy CP7 Strategic Allocation - West of Horsham
Constraints	This site was allocated within the West of Horsham Strategic Site Development for a fire station and to include employment units. The outline planning permission expired in August 2015. In May 2016 WSCC stated to Berkeley's that there is no current timeline here nor approved WSCC capital budget. As all are aware the current fire station sits on a major site at Hurst Road in the town centre which has its own redevelopment opportunities, so timing may be linked to this site. In Denne NC's opinion if an alternative suitable site can be found for a Blue Hub Station there is an opportunity to extend the residential part of the West of Horsham (Highwood) development.

	The usability of the A24 site given its nature, shape and ground conditions, for employment site, depot, fire station or other should not be discounted subject to planning. The access is acknowledged as very tight for emergency vehicles and a wider review of this asset is underway as part of ongoing site reviews, and changing service requirements.
Conclusions and recommendations	The neighbourhood plan would need to take into account the adopted and emerging policy on the West of Horsham strategic site (Policy CP7 in the 2007 Local Plan) and any proposals would need to comply with this and the emerging site allocation. Proposals for the site in the neighbourhood plan should be discussed with HDC and aligned with the Local Plan allocation as it is part of a strategic site. The neighbourhood plan could identify the Hurst Road Fire Station as a potential site for redevelopment in the plan.

HB22: Black Horse Way



Site Area (ha)	2.45
Description	Black Horse Way. Mix of land uses including commercial and residential.
Photo	
Ownership	
Relevant Planning	Built-up area boundary (Policy CP5); Town and Village Centre Boundaries

Policy	(Policy DC34); Site of Archaeological Importance (Policy DC10), Conservation Area (Policy DC12); Primary Shopping Frontages (Policy DC34); Secondary Shopping Frontages (Policy DC34); Horsham Town Centre Primary Shopping Area (Policy DC34); and Listed Building (Policy DC13).
HBNF Assessment / Proposed Use	Possible redevelopment of Black Horse Way as part of an overall improvement of the Forum and Sainsbury's area.
HDC SHELAA conclusions	SA213 Not currently developable SA201 Not currently developable SA200 1-5 years deliverable (6 units).
HDC Site Allocations DPD	N/A
Constraints	See relevant planning policy above.
Conclusions and recommendations	Proposals for improvements to the Black Horse Way area including overall improvement of the Forum and Sainsbury's can be included in the neighbourhood plan as a 'project' or simple development brief rather than site allocation. Any proposals for this area should tie in with the current work HDC is carrying out on the Horsham vision and should also draw on previous work such as the 2011 Town Framework report (Urban Practitioners)

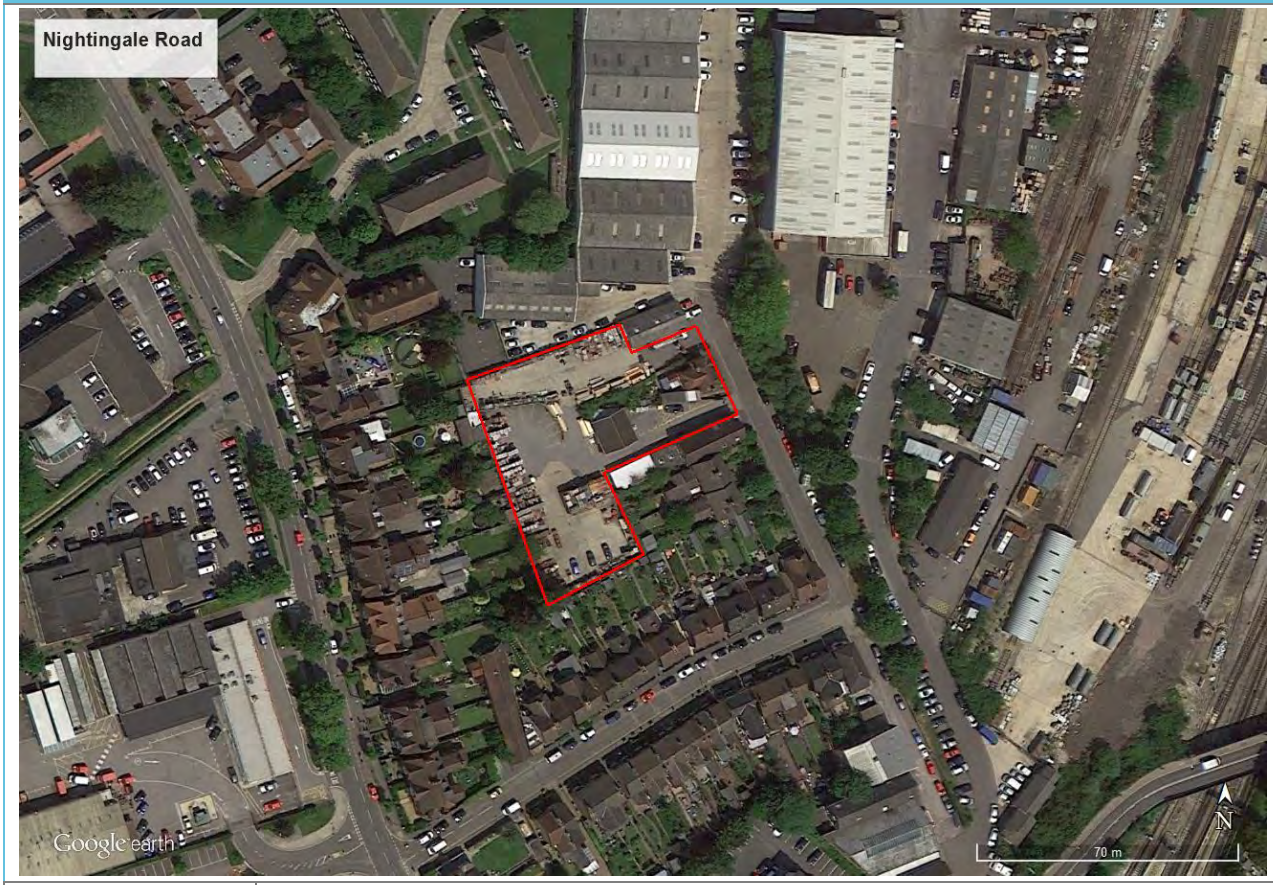
HB23: Sainsbury's and The Forum



Site Area (ha)	3.71
Description	The Forum area including Sainsbury's
Photo	
Ownership	Unknown.
Relevant Planning Policy	Built-up area boundary (Policy CP5); Town and Village Centre Boundaries (Policy DC34); Horsham Town Centre Primary Shopping Area (Policy DC34).
HBNF Assessment / Proposed Use	This area has been put forward by Crickmay Chartered Surveyors as a possible re-development opportunity for the provision of leisure, retail and a cohesive link to the town. The current Sainsbury's development is poor land use. However, the East of the town is lacking a supermarket following the Waitrose move and losing Sainsbury's to the South may be unpopular. The Sainsbury's is large and

	has probably lost trade to Waitrose, so a smaller unit might be acceptable.
HDC SHELAA conclusions	N/A
HDC Site Allocations DPD	N/A
Constraints	See relevant planning policy above
Conclusions and recommendations	HBNF proposals as set out above can be expressed in the neighbourhood plan as a 'project' or a simple development brief for this area. Any proposals for this area should be discussed with HDC and should tie in with the current work HDC is carrying out on the Horsham vision and could also draw on previous work such as the 2011 Town Framework report if relevant.

HB24: Nightingale Road



Site Area (ha)	0.28
Description	Employment Zone & Residential, 5 Nightingale Road
Photo	 *Source: Google Streetview2*
Ownership	Asphaltic Roofing Supplies Ltd
Relevant Planning Policy	Built-up area boundary (Policy CP5).

HBNF Assessment / Proposed Use	Site to be redeveloped and No 5 Nightingale Road incorporated into the employment zone.
HDC SHELAA conclusions	SA168 The potential yield falls below SHELAA threshold of 6 dwellings
HDC Site Allocations DPD	N/A
Constraints	None known
Conclusions and recommendations	Proposals as set out above are appropriate for the neighbourhood plan and can be set out as a 'project' or simple development brief setting out the proposed land uses and development principles. Any proposals for this area should be discussed with HDC and should tie in with the current work HDC is carrying out on the Horsham vision and could also draw on previous work such as the 2011 Town Framework report if relevant.

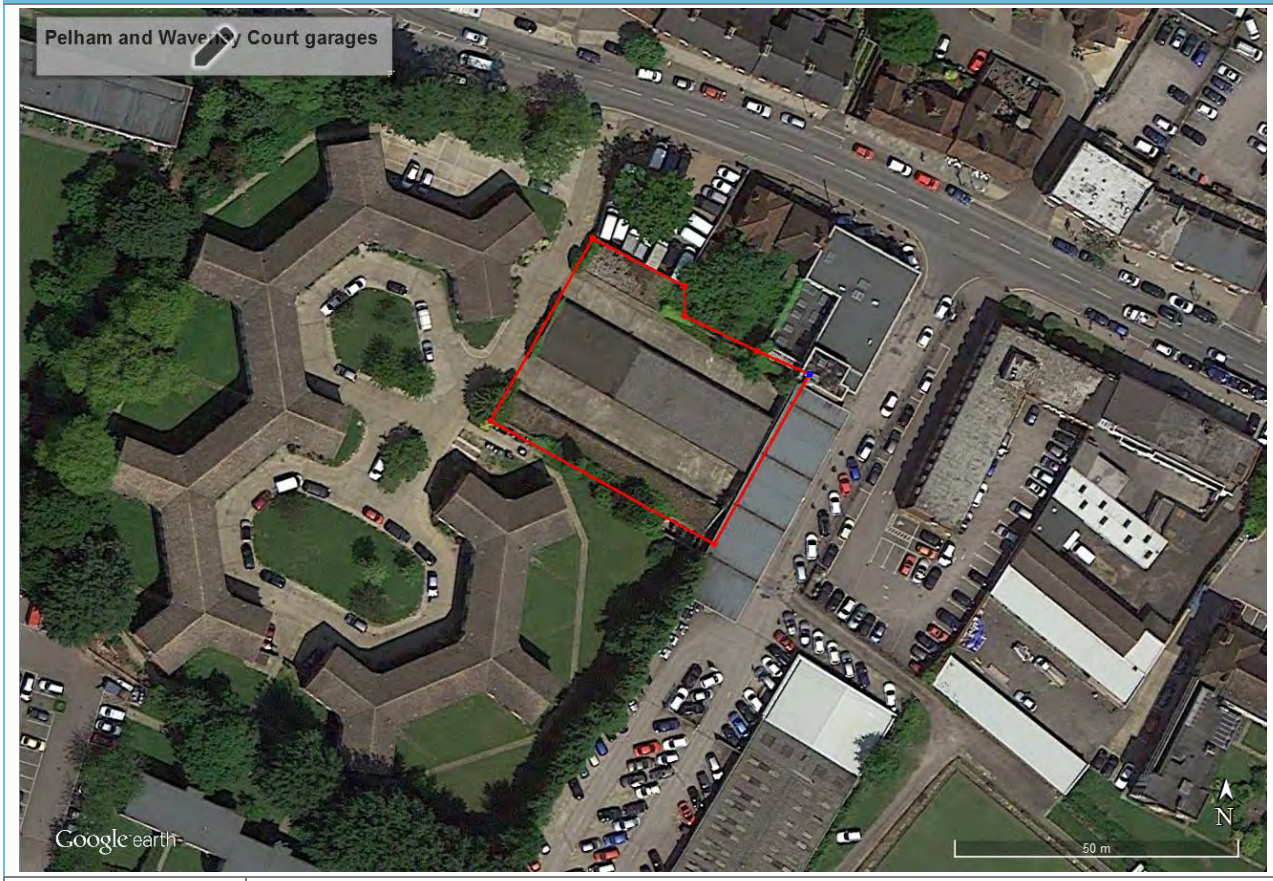
HB25: Hurst Road



Site Area (ha)	5.78
Description	The Hurst Road site includes the following 8 sites, which contain Sorting Office, Youth Centre, Training Centre, Law Courts, Police Station, Ambulance community response post, Fire Station and Community Hospital. Royal Mail Sorting Office, Hurst Road; Horsham Youth Centre, Hurst Road; Horsham Training Centre, Central Sussex College, Arun House; Horsham Law Courts, Hurst Road; Horsham Police Station, Hurst Road; Horsham Ambulance Station, Hurst Road; Horsham Fire Station, Hurst Road; Horsham Community Hospital, Hurst Road.

Photo	
Ownership	Royal Mail, WSCC, HDC, Ministry of Justice, Sussex Police.
Relevant Planning Policy	Built-up area boundary (Policy CP5); Listed Building (Policy DC13).
HBNF Assessment / Proposed Use	Hospital expansion; University or College site, possibly in association with Collyer's Sixth Form College.
HDC SHELAA conclusions	SA450 11+ Years developable (200 units) Known issues with land assembly and access which could form a constraint to development.
HDC Site Allocations DPD	35 dwellings
Constraints	See relevant planning policy above
Conclusions and recommendations	It is recommended that the proposals for the Hurst Road sites are set out in the neighbourhood plan as a simple site development brief as a framework for future development. The proposals would need to take into account the 200 units proposed in the SHLEAA and the current and emerging site allocation. HBNF should also discuss these proposals with HDC and try to align them as far as possible with the town centre vision and Local Plan proposals for the town centre.

HB26: Pelham and Waverley Court garages



Site Area (ha)	0.15 Ha
Description	The site is located adjacent to Pelham and Waverley Courts, Horsham and is known as Pelham and Waverley Court garages, Bisphoric, Horsham, RH12 1TW. The land is brownfield and currently houses 42 garages, 6 car ports and a substation. All garages were constructed in the 1950's / 60's.
Photo	 *Source: Google Streetview2*
Ownership	Saxon Weald

Relevant Planning Policy	Built-up area boundary (Policy CP5); Town and Village Centre Boundaries (Policy DC34); Site for Housing Development/Mixed Use (Policy AL2), Horsham Town Centre Primary Shopping Area (Policy DC34), Area at Risk of Flooding (Policy DC7)
HBNF Assessment / Proposed Use	Site submitted by landowner through Call for Sites. Landowner has proposed between 15-22 units to include sheltered housing and extra care provision. This would reflect the plot density of the adjacent buildings, and would consist of 70 m^2 two bedroom flats.
HDC SHELAA conclusions	SA175 6-10 years developable (12 units)
HDC Site Allocations DPD	Allocated for 105 dwellings
Constraints	Saxon Weald have undertaken thorough due diligence of the site to identify the development risks. The main constraint is the location of an electricity substation on the site; however mitigation measures have already been identified. Southern edge of the site is within area of flood risk.
Conclusions and recommendations	The site is already allocated in the HDC Local Plan for residential so should not be duplicated in the neighbourhood plan. However, HBNF should discuss this site with HDC and share the landowner's proposed development potential of the site (15-22 units) which is higher than the capacity estimate from the SHELAA. The neighbourhood plan can add further detail to the site allocation in terms of layout, access or other design issues.

HB27: Athelstan Way



Site Area (ha)	The developable area of land to take account of the topography is suggested at up to 50% of the site i.e. up to 2.21 Ha
Description	Land south of Athelstan Way Horsham RH13 6HA; Short term letting for grazing.
Photo	N/A
Ownership	WSCC
Relevant Planning Policy	Area outside built-up area boundary.
HBNF Assessment / Proposed Use	Site submitted by landowner through Call for Sites. The site was subject to a previous application for residential development on 2.8 ha of the site for 70 units (inc 40% affordable) but this specific application was rejected on appeal in 2014 largely on the grounds of impact on the countryside. The principle of development was not rejected. A smaller scale of development to support the priorities of the County and District Council continues to be identified covering segments of the housing market (whether open market, affordable housing or Care type uses). No recent work has been commissioned on this site but any development would be expected to comply with current policy re density but 25-35 units is suggested subject to full site survey.
HDC SHELAA conclusions	SA060 Not currently developable. Development would have an adverse impact on townscape character. The site is not well connected to the town and main road network.
HDC Site Allocations	N/A

DPD	
Constraints	See SHELAA conclusions. However there are no physical or legal constraints to the developable area suggested/noted. The site had direct access from Athelstan Way. Site is outside built-up area boundary.
Conclusions and recommendations	The SHELAA concludes the site is not currently developable due to impact on townscape character and access. The site appears to have adequate access to the main road network and is not in an unsustainable location. As the principle of development on the site was not rejected in a previous application then it is possible that this site could be sensitively developed at an appropriate density to reduce impact on the countryside. If the site is available for development and was supported by HBNF and HDC as a neighbourhood plan allocation, this could be allocated in the plan for the proposed use.

HB28: Hornbrook Farm



Site Area (ha)	9.66 hectares.
Description	Agricultural land (low quality) The site (Hornbrook Farm) is bound to the south and the west by Hornbrook Hill / Brighton Road (A281), the northern boundary is the Horn Brook watercourse, beyond which is housing in south Horsham. The eastern boundary of the site is Doomsday Lane, beyond which lies in the High Weald Area of Outstanding Natural Beauty. To the south of the site, on the opposite side of Brighton Road, there are a number of commercial uses including a Garden Centre, timber merchants and a public house. There is also a residential development comprising six units (Hernbrook Copse), immediately to the west of the pub, which dates from the 1970's.

Photo	
Ownership	David Marshall, Richard Marshall and Judy Simmonds (joint owners); Agent is Garry Hutchinson, Future Planning and Development.
Relevant Planning Policy	Area at Risk of Flooding (Policy DC7); Area outside built-up area boundary.
HBNF Assessment / Proposed Use	Site submitted by landowner through the Call for Sites. Landowner's proposed use is residential.
HDC SHELAA conclusions	SA074 Not currently developable. The site is rural in nature and lies beyond the Horn Brook River which forms a strong natural boundary to the edge of Horsham town. This site is tranquil in nature adjoining the AONB and does not relate well to the built form of Horsham. The site is also located outside the BUAB of Horsham town and as such would not be compliant with policies 3 or 4 of the HDPF unless allocated. A small portion of the western boundary of the site is also at risk from flooding which could reduce the developable area. The eastern portion of the site is elevated and open nature would require significant landscape mitigation.
HDC Site Allocations DPD	N/A
Constraints	Close proximity to the High Weald Area of Outstanding Natural Beauty. Part of the site is within Flood Zone 2/3, however this falls outside of the developable area.
Conclusions and recommendations	Reasons set out in the SHELAA appear to be reasonable and point to the conclusions that the site is not suitable for development. Suggest this is not proposed as a neighbourhood plan allocation.

SHELAA Sites

The tables below show sites within the HBNF area which have been identified through the Horsham District Council 2016 Strategic Housing and Economic Land Availability Assessment as being suitable, available and viable for development (either housing or economic uses) over the Local Plan period. Some of these sites are included in the list of sites identified by HBNF for this site assessment exercise. Others have not been included. If HBNF decide to allocate sites for development in the business neighbourhood plan, they should review the SHELAA and emerging HDC site allocations to ensure the neighbourhood plan is consistent with the Local Plan policies. If HBNF wish to allocate sites for a different type or amount of development, they would need to be able to justify the allocation by presenting evidence to support the alternative proposals.

Trafalgar

SHELAA Ref:	Site Name & Ownership	Site Address	Time Scale Assessment	Current Use / Constraints	Proposed Use / Constraints	Total Units
SA249	34 Rushams Road	Horsham	Below 6 dwellings	N/A	N/A	N/A

Denne

SHELAA Ref:	Site Name & Ownership	Site Address	Time Scale Assessment	Current Use / Constraints	Proposed Use / Constraints	Total Units
SA143	Lifstyle Ford	Bishopric Horsham	Just Commenced	Vacant - cleared site	Residential	70
SA171	Lindon House	Maderia Ave Horsham	Deliverable 1-5 years	Offices	Residential	63
SA184	Fivash House	9 Denne Parade	Deliverable 1-5 years	Offices	Residential	14
SA187	48 East Street	Horsham	Deliverable 1-5 years	Mixed Use	Mixed use	8
SA200	14-15 West Street	Horsham	Deliverable 1-5 years	N/A	N/A	6
SA283	Berkeleys	West of Horsham	Deliverable 1-5 years	Vacant - green field site	N/A	852
SA436	HDC Offices	HDC Council Offices	Deliverable 1-5 years	Offices	N/A	65
SA449	Norfolk House	Horsham	Deliverable 1-5 years	Offices	N/A	31
SA453	Prewetts Mill	Worthing Road	Deliverable 1-5 years	Offices	N/A	45
SA472	The Firs	Farthings Hill	Deliverable 1-5 years	N/A	N/A	22
SA477	14-16 Market Square	Horsham	Deliverable 1-5 years	N/A	N/A	9
SA480	St Johns House	14 Springfield Rd	Deliverable 1-5 years	N/A	N/A	11
SA577	Peel House	Barttelot Road	Deliverable 1-5 years	Residential	N/A	14
SA586	25 Piries Place	Horsham	Deliverable 1-5 years	N/A	N/A	7

SA165	Tanfield Garage	Horsham	Developable 6-10 years	Shops	Residential	16
SA175	Barclays House	51 Bishopric	Developable 6-10 years	Office	Residential	12
SA198	West Point	Springfield Road	Developable 6-10 years	N/A	N/A	18
SA430	Park House	North Street	Developable 11+ years	N/A	N/A	11
SA450	Hurst Rd Opportunity Area	Hurst Road	Developable 6-10 years	N/A	N/A	200
SAS45	The Crescent	Horsham	Developable 11+ years	N/A	N/A	8
SA050	Land at 18 Oliver Rd	Horsham	Below 6 dwellings	N/A	N/A	N/A
SA168	Buildings at Nightingale Rd	Horsham	Below 6 dwellings	N/A	N/A	N/A
SA169	Building Plot 59 The Crescent	Horsham	Below 6 dwellings	N/A	N/A	N/A
SA182	42b Carfax	Horsham	Below 6 dwellings	N/A	N/A	N/A
SA215	36-38 Albion Way Saxon Weald	Horsham	Below 6 dwellings	N/A	N/A	N/A
SA230	15 The Crescent	Horsham	Below 6 dwellings	N/A	N/A	N/A
SA268	Orchard Gate/Appletree/2 Warnham Rd	Horsham	Below 6 dwellings	N/A	N/A	N/A
SA269	The Chantry	Horsham	Below 6 dwellings	N/A	N/A	N/A

Forest

SHELAA Ref:	Site Name & Ownership	Site Address	Time Scale Assessment	Current Use / Constraints	Proposed Use / Constraints	Total Units
SA314	36-48 Queen Street	Horsham	Deliverable 1-5 years	N/A	N/A	8
SA345	60A Queen Street	Horsham	Deliverable 1-5 years	N/A	N/A	14
SA392	Harwood Road	Horsham	Deliverable 1-5 years	N/A	N/A	14
SA448	Horsham Gates Site	Horsham	Deliverable 1-5 years	N/A	N/A	85
SA467	7 Station Road	Horsham	Deliverable 1-5 years	N/A	N/A	11
SA478	112 Brighton Road	Horsham	Deliverable 1-5 years	N/A	N/A	6
SA490	Envision House 5 North Street	Horsham	Deliverable 1-5 years	N/A	N/A	18
SA525	Queens Head PH + 39 Queen Street	Horsham	Deliverable 1-5 years	N/A	N/A	9
SA535	4 Brighton Road	Horsham	Deliverable 1-5 years	N/A	N/A	18
SA557	Land at 40 Brighton Rd. Dairy Crest	Horsham	Deliverable 1-5 years	N/A	N/A	14

SA430	Park House	Horsham	Developable 11+ years	N/A	N/A	6
SA190	3 Kings Court	Horsham	Below 6 dwellings	N/A	N/A	N/A
SA208	Next to Piano Centre	Horsham	Below 6 dwellings	N/A	N/A	N/A
SA265	19 Brighton Road	Horsham	Below 6 dwellings	N/A	N/A	N/A
SA348	Old Doomsday	Horsham	Below 6 dwellings	N/A	N/A	N/A
SA188	Unit B2 Foundary Lane	Horsham	Commercial Use	N/A	N/A	N/A

5 Summary and Conclusions

54. This report has reviewed a number of sites and areas that have been identified by Horsham Blueprint Neighbourhood Forum for possible inclusion in the neighbourhood plan. Almost all the sites that have been assessed are appropriate to include in the neighbourhood plan to indicate the type of development which would be supported by the community, should the site come forward for development in the lifetime of the plan.

55. The sites that have been assessed as being appropriate to include in the neighbourhood plan can be shown in the following ways:

    a) as a **site allocation**, which means a site is identified for development/re-development for housing, employment, business use, leisure and other forms of development and will be used to determine planning applications that come forward for that site.

    b) as a **local green space** designation. This gives the sites protection from development.

    c) as an '**aspiration**'. This is where the site cannot be allocated for development (because, for example, there is no evidence the site is available or economically viable) but is instead identified it in the plan for a particular land use and setting out design principles which would be supported by the community should the site come forward for development. Other ways of presenting these sites in the plan would be as 'projects' or development briefs. These aspriations are a way of indicating the community intent to a developer, but would not be statutory or enforceable.

56. The assessment has considered 27 sites that have been put forward by the Forum. Sites have been assessed for their development potential, including physical and environmental constraints, planning policy and ownership / likelihood of the site being available for development.

57. The assessment concludes that of the 27 sites assessed, all but one have potential to be included in the plan, by including them as a set of projects, or aspirations, or by designating them as local green space. The site assessments and conclusions are set out in Chapter 4, and a summary set out in the following table:

Site No	Name	Size (ha)	Current use	Proposed Use by the Forum	Assessment summary	Recommendations
HB1	Rookwood Golf Course in part, Trafalgar, South side	32.4	Golf Course	To be retained as green space & incorporated into the Nature Reserve.	Site is not currently designated as a site for environmental protection. Owned by HDC and in use as a golf course. HBNF proposals to protect from future development.	Appropriate for the Forum to propose this as a local green space designation to protect from future development, as long as it can demonstrate that it meets the criteria set out in paragraph 78 of NPPF.
HB2	Rookwood Golf Course in part, Denne, North side	34	Golf Course and Warnham Nature Reserve	To be retained as green space & incorporated into the Nature Reserve.	Conclusions as HB1 above.	As HB1 above.
HB4	Royal Sun Alliance Building	0.29	Offices	If the building is vacated by Royal Sun Alliance in the event of a takeover (as looked possible in 2015) HBNF think it would be suitable for conversion to a hotel. This has been discussed with Crickmays (property agents).	Owner intention unknown. The timing of a planning application for an alternative use (or permitted development) may come before adoption of a neighbourhood plan so the influence of the neighbourhood plan may be limited It would be appropriate to include a policy in the plan which encourages new hotel space, if there is evidence of unmet demand. The plan can identify locations where new hotel space would be supported, including this site and/or others.	A potential neighbourhood plan policy would be a general policy under a 'town centre uses' section which identifies buildings or locations within the town centre to continue in a use which would support and enhance the town centre role (HQ offices, hotel, conference centre etc). Particular sites could then be identified in this category, including this site (HB4). Alternatively, the site could be shown as an aspiration for development in the plan, possibly through an illustrative masterplan. Or, if there is evidence the site is available and viable for the proposed use, and the site is necessary to meet identified demand, this can be allocated in the plan.

Site No	Name	Size (ha)	Current use	Proposed Use by the Forum	Assessment summary	Recommendations
HB5	East Street	0.13	Retail and residential	Site submitted through a Call for Sites. HBNF proposals not yet known.	This part of East Street is on the eastern edge of the town centre boundary and does not fall within the primary shopping area or the primary or secondary retail frontages (see Figure 2: HDC Planning Framework Horsham Town Centre policy map). This means that a change of use to residential would not be in conflict with policies in the current Local Plan and may happen through permitted development rights. A neighbourhood plan policy relating to this site would have to be in conformity with policies 5, 12 and 13 of the Local Plan, the HDC Supplementary Planning Document (2012) and any other emerging policy for the town centre.	It is recommended that this issue of change of use from retail to residential on the edges of the town centre is discussed with HDC and advice sought on whether this is being addressed by a policy in the local plan. It is possible that the neighbourhood plan could include a policy within a 'housing' section of the plan which encourages change of use to residential on the edges of the town centre, outside the primary shopping area, where this complies with the above policies. The policy could include all sites that fall within this category but notes the buildings/areas which should be protected. Alternatively, the plan could propose a revised primary shopping area which would confine retail to a more concentrated area and allow residential and/or other uses on the edges of the town centre. It could be shown as an aspiration for development in the plan, possibly through an illustrative masterplan. Or, if there is evidence the site is available and viable for the proposed use, and the site is necessary to meet identified demand, this can be allocated in the plan.

Site No	Name	Size (ha)	Current use	Proposed Use by the Forum	Assessment summary	Recommendations
HB6	55-69 East Street	0.23	Retail	Residential.	This part of East Street is on the eastern edge of the town centre boundary and is part of the primary shopping area (see Figure 3.1: HDC Planning Framework Horsham Town Centre policy map). The building is in active use as business and there is no evidence of a landowner intention to sell/develop, however the neighbourhood plan could include this site as a location in the neighbourhood plan where residential would be supported. A neighbourhood plan policy relating to this site would have to be in conformity with policies 5, 12 and 13 of the Local Plan, the HDC Supplementary Planning Document (2012) and any other emerging policy for the town centre.	The neighbourhood plan could include a policy within a 'housing' section of the plan which encourages change of use to residential on the edges of the town centre, outside the primary shopping area, where this complies with adopted Local Plan policies.. The policy could include all sites that fall within this category including HB5, HB6 etc.). Alternatively, the plan could propose a revised primary shopping area which would confine retail to a more concentrated area and allow residential and/or other uses on the edges of the town centre. Or the site could be shown as an aspiration for development in the plan, possibly through an illustrative masterplan. However, If there is evidence the site is available and viable for the proposed use, and the site is necessary to meet identified demand, this can be allocated in the plan

Site No	Name	Size (ha)	Current use	Proposed Use by the Forum	Assessment summary	Recommendations
HB7	North side of Queen Street	0.01	Mixed use	Mixed use.	This part of Queen street is outside the town centre boundary but is designated as part of the primary shopping area (see Figure 3.1: HDC Planning Framework Horsham Town Centre policy map). The building is in active use as business and there is no evidence of a landowner intention to sell/develop.	The neighbourhood plan could include this site as a location in the neighbourhood plan where residential would be supported. A neighbourhood plan policy relating to this site would have to be in conformity with policies 5, 12 and 13 of the Local Plan, the HDC Supplementary Planning Document (2012) and any other emerging policy for the town centre. The neighbourhood plan could include a policy within a 'housing' section of the plan which encourages change of use to residential on the edges of the town centre, outside the primary shopping area, where this complies with the above policies. The policy could include then list all sites that fall within this category including HB5, HB6 etc.). Alternatively, the plan could propose a revised primary shopping area which would confine retail to a more concentrated area and allow residential and/or other uses on the edges of the town centre. This could be shown on an illustrative masterplan.

Site No	Name	Size (ha)	Current use	Proposed Use by the Forum	Assessment summary	Recommendations
HB8	North side of Queen Street	0.17	Mixed use	Mixed use / residential	As HB7. This part of Queen street is outside the town centre boundary but is designated as part of the primary shopping area (see Figure 3.1: HDC Planning Framework Horsham Town Centre policy map). It is identified in the SHLAA as a site that will come forward for housing in the next 5 years.	The neighbourhood plan could include this site as a location in the neighbourhood plan where residential would be supported. A neighbourhood plan policy relating to this site would have to be in conformity with policies 5, 12 and 13 of the Local Plan, the HDC Supplementary Planning Document (2012) and any other emerging policy for the town centre. The neighbourhood plan could include a policy within a 'housing' section of the plan which encourages change of use to residential on the edges of the town centre, outside the primary shopping area, where this complies with the above policies. The policy could include then list all sites that fall within this category including HB5, HB6 etc.). Alternatively, the plan could propose a revised primary shopping area which would confine retail to a more concentrated area and allow residential and/or other uses on the edges of the town centre.

Site No	Name	Size (ha)	Current use	Proposed Use by the Forum	Assessment summary	Recommendations
HB9	South side of Queen Street	0.1	Retail with residential over.	Continued use as retail with residential above.	HBNF propose to retain the site in its current use. Possible public realm improvements?	To achieve the objective of retaining this block as retail with residential above, a policy could be included in the neighbourhood plan to identify areas where this format works well and where continued retail with residential above is encouraged. This should be discussed with HDC in terms of the local plan town centre policies and vision.
HB10	South side of Queen Street	0.17	Retail and services	Redevelopment of stretch between 66 Queen Street and Kwik fit.	The site has been identified in the HELAA for housing and is expected to deliver 22 units. This site could be identified in the neighbourhood plan as a site for redevelopment to include housing, with proposed land uses and design principles. This should be discussed with HDC in terms of aligning with the Local Plan town centre policies and vision.	This site could be identified as an aspiration for development in the neighbourhood plan to include housing, with proposed land uses and design principles. This should be discussed with HDC in terms of aligning with the Local Plan town centre policies and vision. However, If there is evidence the site is available and viable for the proposed use, and the site is necessary to meet identified demand, this can be allocated in the plan

Site No	Name	Size (ha)	Current use	Proposed Use by the Forum	Assessment summary	Recommendations
HB11	Telephone Exchange, North St.	0.33	Telephone Exchange	Site submitted through a Call for Sites. HBNF proposals not yet known.	Building currently occupied and no indication of intention to redevelop.	This site could be identified in the Neighbourhood Plan as an aspiration for future development with proposed land uses and design principles. If there is evidence the site is available and viable for the proposed use, and the site is necessary to meet identified demand, this can be allocated in the plan. This should be discussed with HDC in terms of aligning with the Local Plan town centre policies and vision.
HB13	Sussex House, North St.	0.01	Offices	To be decided. Office or residential/mixed use.	Currently in use as offices. Occupied and no indication of intention to redevelop.	This site could be identified in the Neighbourhood Plan as an aspiration for future development with proposed land uses and design principles, including parking. If there is evidence the site is available and viable for the proposed use, and the site is necessary to meet identified demand, this can be allocated in the plan. This should be discussed with HDC in terms of aligning with the Local Plan town centre policies and vision.
HB15	68-78 Park St.	0.16	Mixed use	Residential	This includes a mixture of residential and small businesses, including a long-standing local firm. HELAA conclusion was that the site is not currently developable as it is in use as offices.	Unless new evidence exists that this could come forward, this site could not be allocated for development in the NP. However it could be identified as an aspiration for future development with proposed land uses and design principles set out.

Site No	Name	Size (ha)	Current use	Proposed Use by the Forum	Assessment summary	Recommendations
HB16	62-64 Park St.	0.1	Car Sales	Residential	This is an appropriate location for residential or mixed use, e.g. retail/commercial with flats above. This could potentially re-provide the existing car sales at ground floor.	No evidence of owner's intention to develop/sell so site cannot be allocated for residential in neighbourhood plan. However it can be identified as an aspiration for development (housing) with a set of design principles (e.g. building heights, access etc.) that would be supported. Alternatively, the owner could be contacted and if he/she indicated a willingness to sell the site for development, the site could be allocated for residential in the plan.
HB17	Freshwater Parade	0.17	Mixed use	Residential	As identified by HBNF redevelopment of this site would probably need a Compulsory Purchase Order to assemble the site and is unlikely to be viable.	. As identified by HBNF, redevelopment of this site would probably need a Compulsory Purchase Order to assemble the site and is unlikely to be viable. However, this could be identified in the plan as a site the community wishes to see developed in the future, and the uses and design set out. This would be an aspiration rather than a policy and is a way of communicating the community intent to a developer.

Site No	Name	Size (ha)	Current use	Proposed Use by the Forum	Assessment summary	Recommendations
HB18	Lower Tanbridge Way	0.4	Library and Surgery	Expanded community use as library	HBNF aspiration for an expanded library and relocated surgery.	This site could be identified in the neighbourhood plan as an aspiration for an expanded library and for the surgery to be relocated to the Hurst Road site. HBNF should consult with NHS Horsham and Mid Sussex Clinical Commissioning Group to discuss whether there are any plans to consolidate the Horsham surgeries into a central site. If there are already plans in place, these can be expressed in the neighbourhood plan. If there are no proposals, the plan can identify a future use for the surgeries if they do come up for redevelopment over the lifetime of the plan. If there is evidence the site is available and viable for the proposed use, and the site is necessary to meet identified demand, this can be allocated in the plan

Site No	Name	Size (ha)	Current use	Proposed Use by the Forum	Assessment summary	Recommendations
HB19	Courtyard Surgery	0.01	Surgery	Residential/Retirement	HBNF aspiration for redevelopment of the site and a relocated surgery.	This site could be identified in the neighbourhood plan as an aspiration for redevelopment and for the surgery to be relocated to the Hurst Road site. HBNF should consult with NHS Horsham and Mid Sussex Clinical Commissioning Group to discuss whether there are any plans to consolidate the Horsham surgeries into a central site. If there are already plans in place, these can be expressed in the neighbourhood plan. If there are no proposals, the plan can identify a future use for the surgeries if they do come up for redevelopment over the lifetime of the plan. If there is evidence the site is available and viable for the proposed use, and the site is necessary to meet identified demand, this can be allocated in the plan

Site No	Name	Size (ha)	Current use	Proposed Use by the Forum	Assessment summary	Recommendations
HB20	Riverside Surgery	0.1	Surgery	Residential	HBNF aspiration for redevelopment of the site and a relocated surgery.	This site could be identified in the neighbourhood plan as an aspiration for redevelopment and the surgery to be relocated to the Hurst Road site. HBNF should consult with NHS Horsham and Mid Sussex Clinical Commissioning Group to discuss whether there are any plans to consolidate the Horsham surgeries into a central site. If there are already plans in place, these can be expressed in the neighbourhood plan. If there are no proposals, the plan can identify a future use for the surgeries if they do come up for redevelopment over the lifetime of the plan. If there is evidence the site is available and viable for the proposed use, and the site is necessary to meet identified demand, this can be allocated in the plan

Site No	Name	Size (ha)	Current use	Proposed Use by the Forum	Assessment summary	Recommendations
HB21	WSCC Land off A24	1.7	Green space	Fire Station	Site is part of the West of Horsham Strategic Site allocation.	The neighbourhood plan would need to take into account the adopted and emerging policy on the West of Horsham strategic site (Policy CP7 in the 2007 Local Plan) and any proposals would need to comply with this and the emerging site allocation. Proposals for the site in the neighbourhood plan should be discussed with HDC and aligned with the Local Plan allocation as it is part of a strategic site. The neighbourhood plan could identify the Hurst Road Fire Station as an aspiration for redevelopment in the plan.

Site No	Name	Size (ha)	Current use	Proposed Use by the Forum	Assessment summary	Recommendations
HB27	Athelstan Way	2	Green space	Site submitted through a Call for Sites. HBNF proposals not yet known.	Site submitted by landowner through the Call for Sites. The SHELAA concludes the site is not currently developable due to impact on townscape character and access. The site appears to have adequate access to the main road network and is not in an unsustainable location. As the principle of development on the site was not rejected in a previous application then it is possible that this site could be sensitively developed at an appropriate density to reduce impact on the countryside. If the site is available for development and was supported by HDC as a neighbourhood plan allocation, this could be allocated in the plan for the proposed use.	If supported by the community, this site appears to be appropriate to be considered as a potential allocation in the neighbourhood plan.

Recommendations for next steps

58. This report is intended to provide a starting point for the Horsham Forum to consider which sites could be included in the neighbourhood plan. The report has provided information relating to each site (provided by the Forum) and gives a recommendation as to whether or not it is feasible to include in the neighbourhood plan.

59. There are some sites where further investigation is needed before they are taken forward in the plan as possible site allocations or designations. This may be more information on the landowner's intention to release the site for development or evidence to back up the proposed use of the site, e.g. local green space or hotel use.

60. All sites should be discussed with Horsham DC to ensure that the group has the most up to date information on the status of each site, that the proposed HBNP policies would be supported, and that they tie in with the emerging Local Plan town centre vision and policies. It is also recommended that any existing master planning work for the town centre is reviewed as there may be useful information or ideas that can be drawn on.

61. This report has not identified every possible site within the neighbourhood area. It is recommended that the Forum adds other sites to the ones identified in this report if necessary and assesses them using the same approach.

62. Given that the majority of the sites identified by the Forum are aspirations rather than allocations, perhaps a better way to express the ambitions of the group would be to produce a simple illustrative masterplan which could show key areas of improvement, buildings of local importance, connections and public realm improvements, among other things.