

# **Washington Parish**

## **Washington Parish**

The following sites have been considered as part of the December 2018 SHELAA Housing Land Assessment for the Parish.

A map depicting the entire site area and summary of each site assessment is included on the following pages.

Please note that the classification of a site is based on the classification of the <u>developable</u> area within that site, therefore if part of a site is considered 'developable' 6-10 years, the whole site would be coloured yellow, however in reality only part of that site may be considered suitable for development.

#### The outcome of the assessment for Washington Parish is summarised as follows:

SHELAA	Site Name		Outcome of	Total
Reference			Assessment	Units
SA764	Former Highway Depot	London Road Washington	Green (1-5 Years	5
			Deliverable)	
SA519	Land at Old London Road	Old London Road	Yellow(6-10 Years	15
	(The Vineyard)		Developable)	
SA318	Land Adjacent to Spring	Washington	Not Currently	0
	Gardens		Developable	
SA333	Land at Heath Barn	High Croft, Hampers Lane, Storrington	Not Currently	0
			Developable	
SA417	Old Clayton Kennels and	Storrington Road, Washington	Not Currently	0
	Cattery and West Clayton		Developable	
SA457	Land at High Chaparral	Land at High Chaparral, London Road,	Not Currently	0
		Washington, West Sussex,	Developable	
SA497	Land at Longbury Hill	Longbury Hill Woods, Rock Road, Storrington	Not Currently	0
			Developable	
SA501	Highcroft, Hampers Lane	Hampers Lane, Storrington	Not Currently	0
			Developable	
SA540	The Hut	Hampers Lane	Not Currently	0
			Developable	
SA551	Land off Old London Road	Washington	Not Currently	0
	(Lucking's Yard)		Developable	
SA619	Cadrona	Hampers Lane, Storrington	Not Currently	0
			Developable	

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Parish ₩	/ashington				
SHLAA Reference SA764 Si	te Name Form	er Highway Dep	ot London Roa	ad Washing	
Years 1-5 Deliverable  Site Address London Road Washington  Years 6-10 Developable					
Years 11+	Site Area (ha)	0.14	Suitable	<b>✓</b>	
Not Currently Developable	Greenfield/PDL	PDL	Available	<b>✓</b>	
	Site Total	5	Achievable	✓	
Justification					
The site has planning permission fo this size would likely be delivered in achievable and deliverable 1-5 year	n a single phase. I	olanning applicati t is concluded the	on DC/18/1603. site is available	A scheme o e, suitable,	

□ Date

Lapsed PP

### SA - 764: Former Highway Depot London Road, Washington



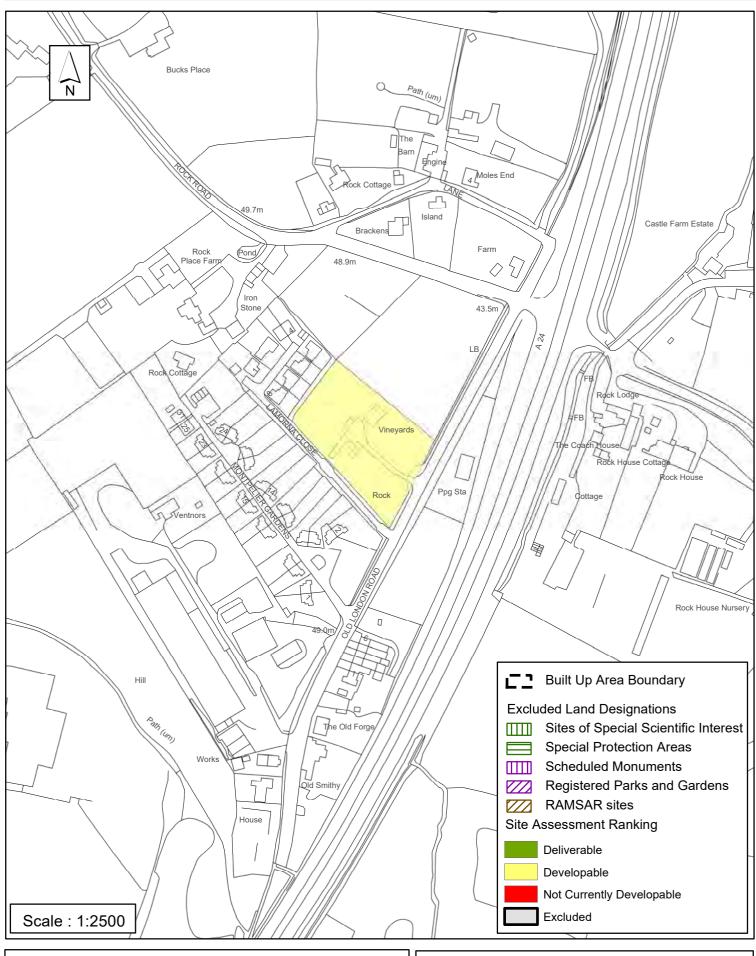
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Date: 29/10/2018 Revision:

#### **Horsham District Council**

Parish W	/ashington				
SHLAA Reference SA519 Si	te Name Land	at Old London F	Road (The Vin	eyard)	
Years 1-5 Deliverable ☐ Site Address Old London Road Years 6-10 Developable ☑					
Years 11+	Site Area (ha)	0.51	Suitable		
Not Currently Developable	Greenfield/PDL	Both	Available	✓	
	Site Total	15	Achievable		
Justification					
the countryside to the north of Wash Policy 3 of the Horsham District Fiscilities. Although it does lie in the courrounded by built form, with the Andustrial units to the north, west an area of flooding lies to the east and The Storrington, Sullington & Wash development for at least 15 dwelling complete the site is assessed as 6-would likely be delivered in a single	Planning Framework countryside from 24 to the east and d south. The site the South Downs ington Neighbour ghouses. As the 10 years develop	ork (HDPF) due to a planning policy p d numerous dwell itself is relatively o s National Park lie hood Plan has allo Neighbourhood Pl	o its lack of serverspective the binghouses and cunconstrained, as to the west.	ices and site is commercial although an for residenti ot yet	
Excluded Site  Exclusion	Reason				
Lapsed PP Date					

### SA-519: Land at Old London Road (The Vineyard), Washington



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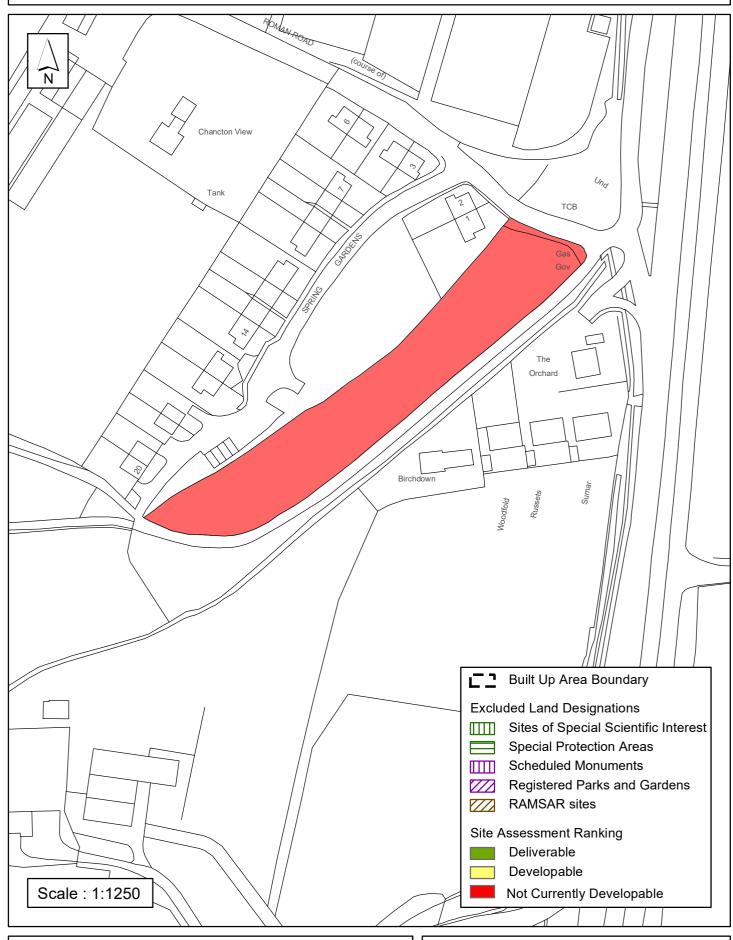
Date:

Revision:

#### **Horsham District Council**

Parish \	Washington			
SHLAA Reference SA318 Site Name Land Adjacent to Spring Gardens				
Years 1-5 Deliverable Site Address Washington				
Years 6-10 Developable ☐ Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	0.34 Greenfield 0	Suitable Available Achievable	<ul><li>✓</li><li>✓</li></ul>
Justification The site is located in an isolated r assessed as Not Currently Develo		nrelated to any Bu	uilt Up Area and	is therefo
Excluded Site  Exclusion	n Reason			
Lapsed PP Date				

### SA - 318: Land adjacent to Spring Gardens, Washington

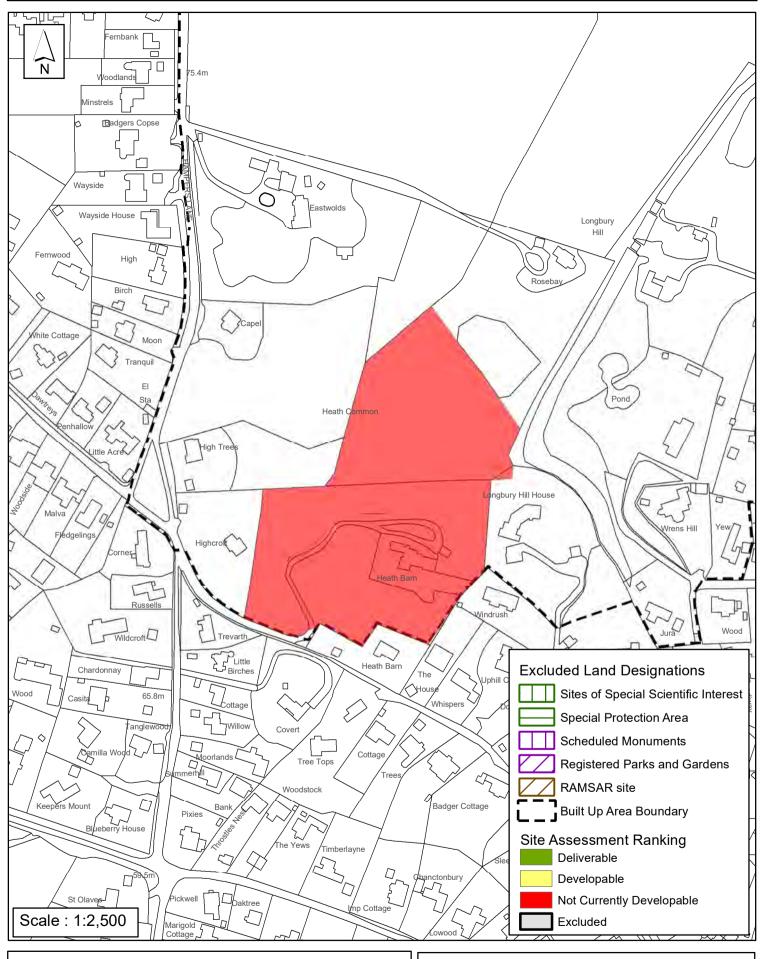


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#### **Horsham District Council**

Parish	Washington				
SHLAA Reference SA333	Site Name Land	at Heath Barn			
ears 1-5 Deliverable ears 6-10 Developable	Site Address Ha	ampers Lane, He	ath Common, W	/ashington	
/ears 11+ □ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	2.4 PDL 0	Suitable Available Achievable	<ul><li>✓</li></ul>	
Justification					
Justification  The landowner has expressed an interest in developing the site meaning it is 'available'. Although in Washington Parish, the site is within an area known as Heath Common which adjoins Storrington & Sullington to the east, and is classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF) with a good range of services and facilities. Heath Common has a Design Statement prepared by residents and adopted as a Supplementary Planning Document by Horsham District Council in July 2018. The site is not identified in the ermerging Storrington, Sullington & Washington Neighbourhood Plan. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered the development of the site would be contrary to Policies 1 to 4 and 26 of the HDPF. I is therefore assessed as 'Not Currently Developable'.					
Excluded Site	ion Reason				

### SA - 333: Land at Heath Barn, Washington



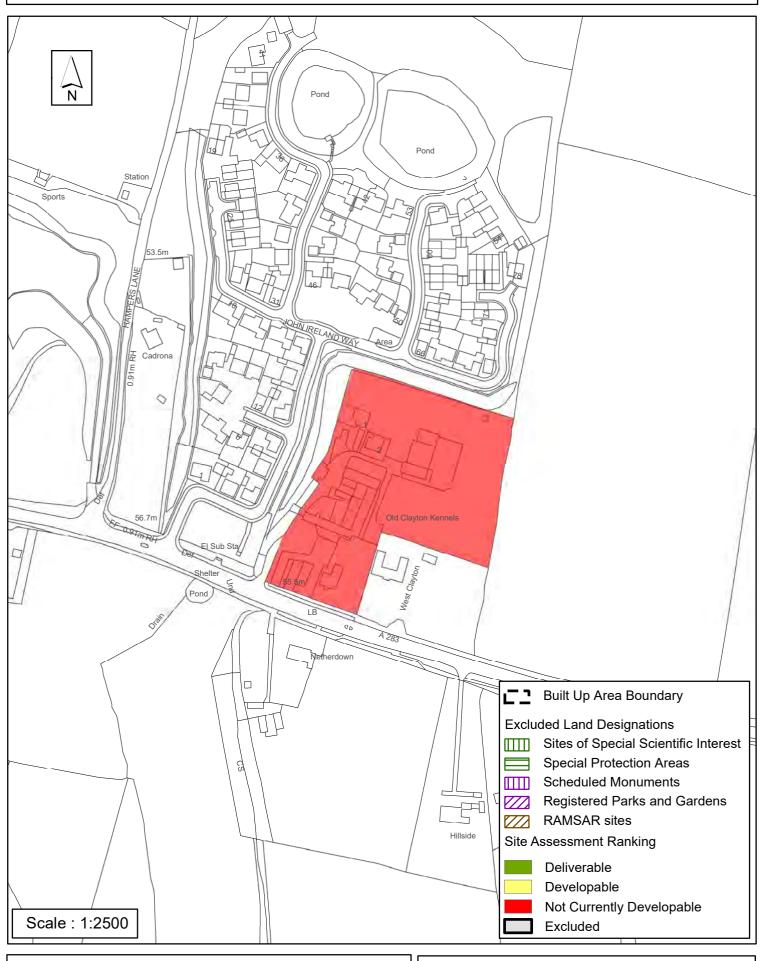
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Date: 31/03/2014 Revision: 25/10/2018

#### Horsham District Council

Parish \	Washington			
SHLAA Reference SA417 \$	Site Name Old C	layton Boarding	j Kennels	
Years 1-5 Deliverable Years 6-10 Developable	Site Address St	orrington Road, V	Vashington, We	st Sussex
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL	1.5 PDL	Suitable Available	
	Site Total	0	Achievable	
Justification				
Washington Parish located south Sullington. The site adjoins the Schoundaries. The site contains the Sustenance Zone. Any developme to Policies 7 and 9 of the Horshan the HDPF.  An application for 41 residential digrounds including landscape, loss therefore assessed as 'Not Currer'	outh Downs Nation Grade II listed Old ent would result in t District Planning I wellings (DC/14/09) of employment an	al Park along its so Clayton House a he loss of employ Framework (HDP	southern and ea and is within a Ba ament land which F) and Policies d on appeal on a	stern at h is contrary 1, 4 and 26 a number of
Excluded Site	n Reason			
Lapsed PP Date				

### SA417: Old Clayton Boarding Kennels, Storrington



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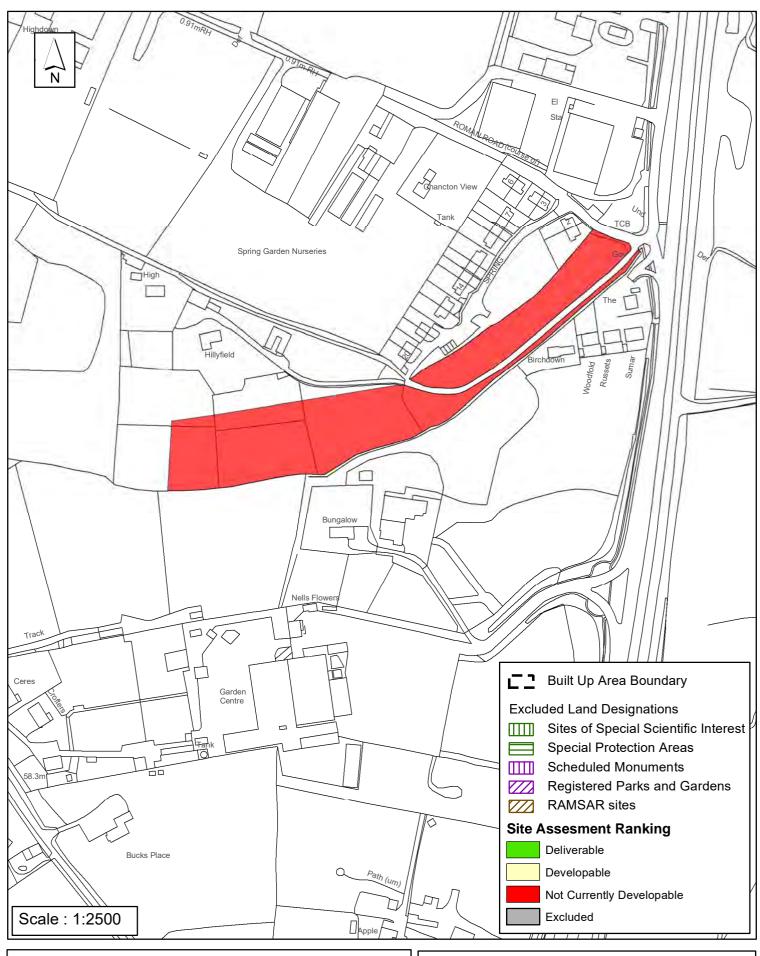
Date:

Revision:

#### Horsham District Council

Parish	Washington				
SHLAA Reference SA457 Site Name Land at High Chaparral					
Years 1-5 Deliverable  Site Address Land at High Chaparral, London Road, Washington, West Sussex					
Years 11+ ☐ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL	1.3 PDL	Suitable Available		
	Site Total	0	Achievable		
Justification					
A planning consultant on behalf or meaning it is 'available'. The site edge. It is nearest to Washington assessed as 'Not Currently Deve	is in an isolated rura n village located in tl	al location and un	related to any se	ettlement	
Final vide Star Final 1	un Decesio				
	n Reason				
Lapsed PP ☐ Date					

### SA - 457: Land at High Chaparral, Washington



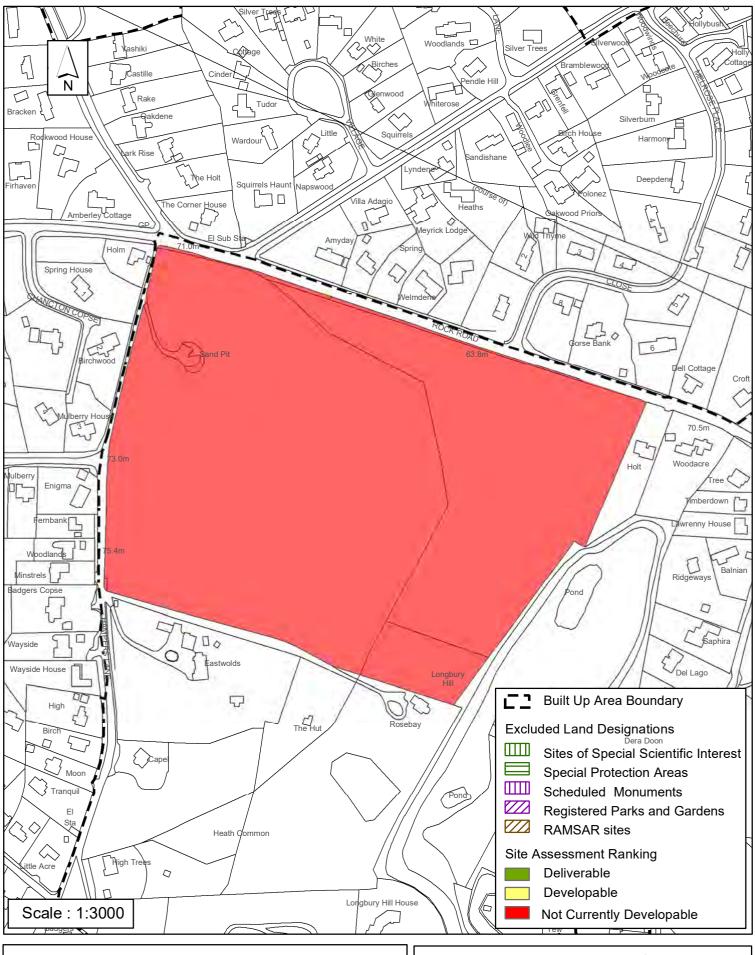
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Date: Revision:

#### Horsham District Council

Parish	Washington				
SHLAA Reference SA497	Site Name Land	at Longbury Hil	I		
Years 1-5 Deliverable Years 6-10 Developable	Site Address Lo	ongbury Hill Wood	ds, Rock Road,	Storrington	
Years 11+  Not Currently Developable	Site Area (ha) Greenfield/PDL Site Total	9.9 . Greenfield 0	Suitable Available Achievable	<ul><li>✓</li><li>✓</li></ul>	
Justification					
Justification  The landowner has expressed an interest in developing the site meaning it is 'available'. The site is in the countryside within an area known as Heath Common and outside the built up area boundary of Storrington and Sullington, which is classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF) with a good range of services and facilities. Heath Common has a Design Statement prepared by residents and adopted as a Supplementary Planning Document by Horsham District Council in July 2018. The Design Statement seeks the enhancement of Longbury Hill Woods and seeks to ensure they are not prejudiced by development. The site is not identified for development in the emerging Storrington, Sullington & Washington Neighbourhood Plan. The site is therefore contrary to Policies 1, 4 and 26 of the HDPF and is therefore assessed as 'Not Currently Developable'.					
Excluded Site  Exclus	ion Reason	_	_		
Lapsed PP Date					

#### SA-497: Land east of Hampers Lane, South of Rock Road, Storrington



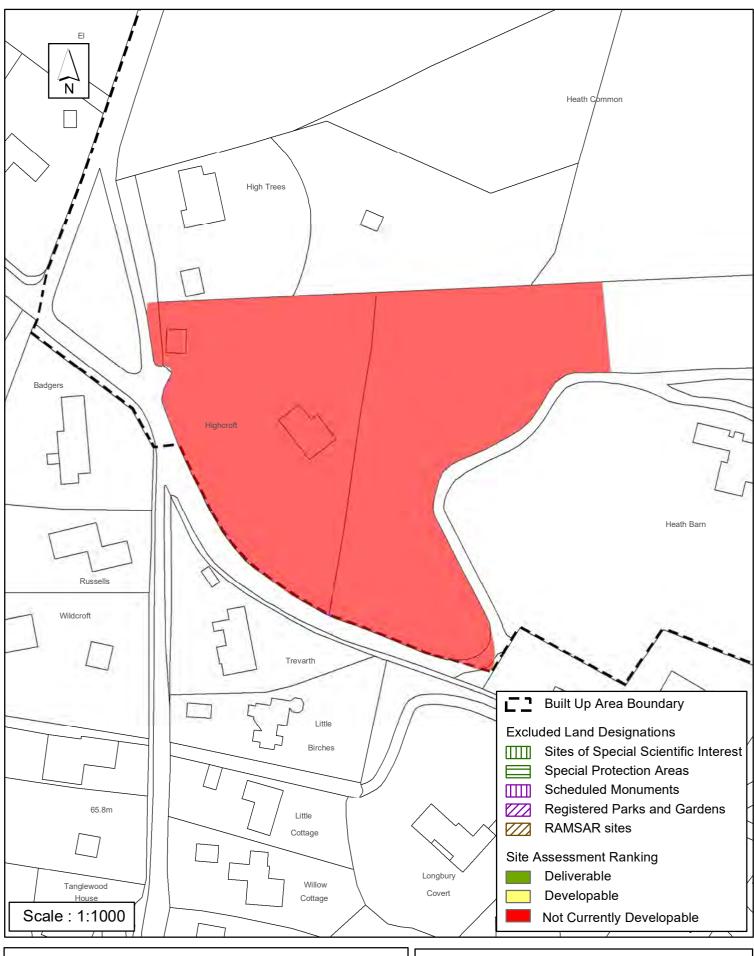
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Date: Revision:

#### **Horsham District Council**

Years 6-10 Developable Site Area (ha) 0.7 Suitable Site Area (ha) 0.7 Suitable Site Area (ha) 0.7 Suitable Site Total 0 Achievable Site Total Site Total Site Total Site Total Site Machington Parish within an area known as Heath Common and adjoins the built up area youndary of Storrington and Sullington, which is classified as a Small Town/Larger Village in Polis 6 of the Horsham District Planning Framework 2015 (HDPF) with a good range of services and acilities. The site lies within a Bat Sustenance Zone and the Heath Common Design Statement SPD area. The site is not identified for allocation in the emerging Storrington, Sullington & Washington Neighbourhood Plan. It is only accessible via pavementless single track private lane which are either a public bridleway or public footpath and would need to seek to address design principles set out in the Heath Common Village Design Statement SPD, including the low development density unique to this area. It is considered the development of the site would be contrary to Policies 1 to 4 and 26 of the HDPF and would conflict with the guidance in the Design Statement. It is therefore assessed as 'Not Currently Developable'.	Parish	Washington				
Vears 6-10 Developable Site Area (ha) 0.7 Suitable Available Site Total 0 Achievable Site Total Developable Site Total Site Total Site Total Site Machievable Site Total Site Machievable Site Total Site Machievable Site Total Site Machievable Site Site Site Site Site Site Site Sit	SHLAA Reference SA501	Site Name Higho	croft			
Not Currently Developable    Greenfield/PDL   PDL   Available   Achievable	0					
The landowner has expressed an interest in developing the site meaning it is 'available'. The site in Washington Parish within an area known as Heath Common and adjoins the built up area boundary of Storrington and Sullington, which is classified as a Small Town/Larger Village in Police of the Horsham District Planning Framework 2015 (HDPF) with a good range of services and acilities. The site lies within a Bat Sustenance Zone and the Heath Common Design Statement SPD area. The site is not identified for allocation in the emerging Storrington, Sullington & Washington Neighbourhood Plan. It is only accessible via pavementless single track private lane which are either a public bridleway or public footpath and would need to seek to address design principles set out in the Heath Common Village Design Statement SPD, including the low development density unique to this area. It is considered the development of the site would be contrary to Policies 1 to 4 and 26 of the HDPF and would conflict with the guidance in the Design Statement. It is therefore assessed as 'Not Currently Developable'.	Years 11+	Greenfield/PDL	PDL	Available	<ul><li>✓</li></ul>	
The landowner has expressed an interest in developing the site meaning it is 'available'. The site in Washington Parish within an area known as Heath Common and adjoins the built up area boundary of Storrington and Sullington, which is classified as a Small Town/Larger Village in Police of the Horsham District Planning Framework 2015 (HDPF) with a good range of services and acilities. The site lies within a Bat Sustenance Zone and the Heath Common Design Statement SPD area. The site is not identified for allocation in the emerging Storrington, Sullington & Washington Neighbourhood Plan. It is only accessible via pavementless single track private lane which are either a public bridleway or public footpath and would need to seek to address design principles set out in the Heath Common Village Design Statement SPD, including the low development density unique to this area. It is considered the development of the site would be contrary to Policies 1 to 4 and 26 of the HDPF and would conflict with the guidance in the Design Statement. It is therefore assessed as 'Not Currently Developable'.	Justification					
Excluded Site — Exclusion Reason	in Washington Parish within an arboundary of Storrington and Sulling of the Horsham District Planning facilities. The site lies within a Bars SPD area. The site is not identified Washington Neighbourhood Plang which are either a public bridleway principles set out in the Heath Condevelopment density unique to the contrary to Policies 1 to 4 and 26 Statement. It is therefore assess	rea known as Heath ngton, which is clas g Framework 2015 t Sustenance Zone ed for allocation in t . It is only accessib y or public footpath mmon Village Desig is area. It is consid of the HDPF and w ed as 'Not Currently	n Common and ac sified as a Small (HDPF) with a go and the Heath Co he emerging Stor ble via pavementle and would need a gn Statement SPI ered the developr yould conflict with	djoins the built u Town/Larger Vill and range of server formmon Design Strington, Sullington, sess single track to seek to addreston, including the ment of the site of	p area lage in Polic vices and Statement on & private lane ess design low would be	
	Excluded Site	n Reason				

### SA-501: Highcroft, Hampers Lane, Storrington



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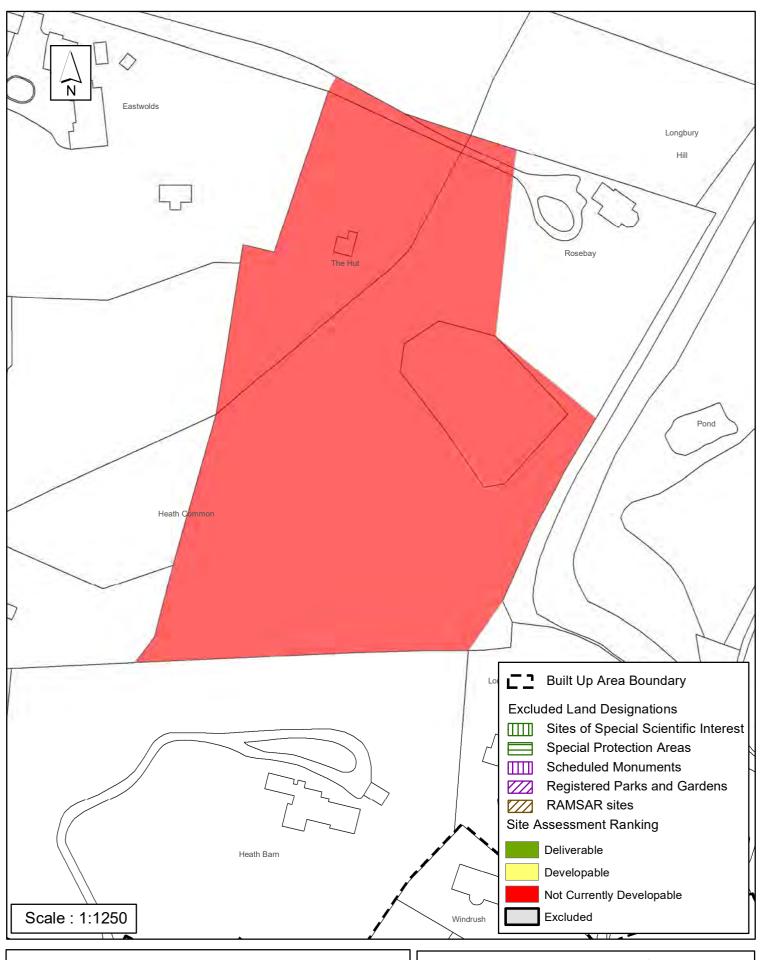
#### Horsham District Council

Parish <sub>\(\)</sub>	/ashington			
SHLAA Reference SA540 Si	te Name The I	Hut, Hampers La	ane, Storringto	n
Years 1-5 Deliverable  Years 6-10 Developable  Years 11+  Not Currently Developable ✓	Site Address T Site Area (ha) Greenfield/PDL Site Total	he Hut, Hampers  2.02  Greenfield  0	Lane, Storringto Suitable Available Achievable	on ✓
Justification				
The landowner has expressed an ir Washington Parish within an area k boundary of Storrington and Sulling 3 of the Horsham District Planning I facilities. Heath Common has a Des Supplementary Planning Document Statement seeks the protection of t within a Bat Sustenance Zone and Site. The site is in a rural location, r development through the review of development would be contrary to F the emerging Storrington, Sullington assessed as 'Not Currently Development's Statement Storrington, Sullington assessed as 'Not Currently Development's Statement State	known as Heath ( Iton, which is class Framework 2015 sign Statement p t by Horsham Dis he character of F the southern port not contiguous wi the HDPF or via Policies 1 to 4 and n & Washington I	Common and outs sified as a Small (HDPF) with a go repared by resident trict Council in Julieath Common and ion of the site is a th the settlement of a made Neighbourd 26 of the HDPF.	ide the built up Town/Larger Villed range of sernts and adopted by 2018. The Dod its setting. The lace within an Aredge. Unless all rhood Plan, it is The site is not	area lage in Policy vices and I as a esign e site is chaeologica ocated for considered identified in

□ Date

Lapsed PP

### SA-540: The Hut, Hampers Lane, Washington



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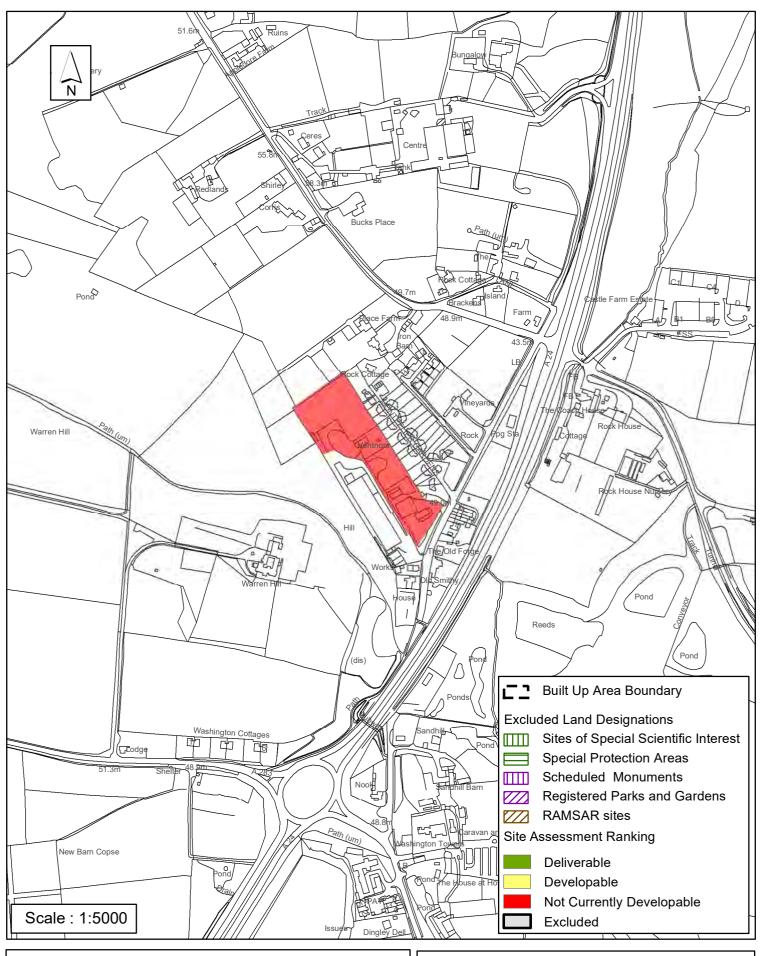
Date:

Revision:

#### Horsham District Council

Parish	Washington			
SHLAA Reference SA551	Site Name Land	off Old London	Road (Lucking	g's Yard)
Years 1-5 Deliverable Years 6-10 Developable	Washington			
Years 11+ □ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL	1.37 Both	Suitable Available	
	Site Total	0	Achievable	
Justification				
develop from the landowner. The adjoining, the South Downs Nate the north east of the site. The second an underpass. The site is not for Storrington, Sullington & Was Given that the availability of this is no longer needed and/or viab	ional Park. A Grade ite can be accessed ot allocated for devel shington but lies in a site is uncertain and le, the site is assessed.	II Listed Building from the village of lopment in the en area where deviation is unclear if the	i, Rock Place Fa of Washington v nerging Neighbo velopment will b e employment u	arm, lies to ia footways ourhood Plate supported use of the si
Excluded Site	on Reason			
Lapsed PP Date				

### SA-551: Land off Old London Road (Luckings Yard), Washington



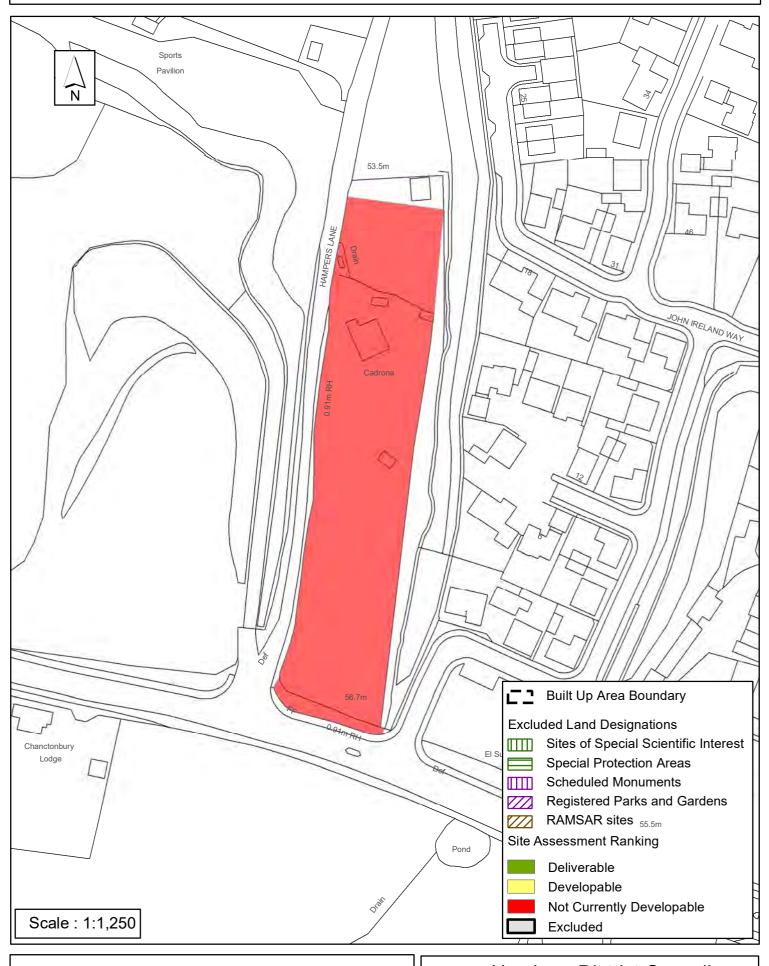
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#### Horsham District Council

Parish	Washington			
SHLAA Reference SA619	Site Name Cadro	ona, Hampers L	ane	
Years 1-5 Deliverable Years 6-10 Developable	Site Address Ca	adrona, Hampers ussex	Lane, Storringt	on , West
Years 11+ □ Not Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	0.58 PDL 0	Suitable Available Achievable	<ul><li>✓</li></ul>
Justification				
A planning consultant on behalf of meaning it is 'available'. The site which is close but unrelated to the Small Town/Larger Village in Polit with a good range of services and present in this area. The site is not Neighbourhood Plan and it is consuit with some conflict to Policy 31 of Storrington, the site is therefore a storrington.	is in Washington Page built form of Storricy 3 of the Horshand facilities. The Hornot identified in the ensidered development the of the HDPF.	arish adjacent to a ngton & Sullington on District Planning sham District Couraging Storring on twould be contracted to gether with the	an area of new on, which is class of Framework 20 uncil Bat Sustenton, Sullington 8 ary to Policies 1 limited relations	levelopmen sified as a 15 (HDPF) ance Zone www.washingto 4 and 26
Excluded Site  Exclusio	n Reason			
Lapsed PP Date				

### SA - 619: Cadrona, Hampers Lane, Washington



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#### **Horsham District Council**