

# Washington Parish

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

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**Parish** Washington

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**SHLAA Reference** SA764 **Site Name** Former Highway Depot London Road Washing

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|                                  |                                     |                       |                        |                   |                                     |
|----------------------------------|-------------------------------------|-----------------------|------------------------|-------------------|-------------------------------------|
| <b>Years 1-5 Deliverable</b>     | <input checked="" type="checkbox"/> | <b>Site Address</b>   | London Road Washington |                   |                                     |
| <b>Years 6-10 Developable</b>    | <input type="checkbox"/>            |                       |                        |                   |                                     |
| <b>Years 11+</b>                 | <input type="checkbox"/>            | <b>Site Area (ha)</b> | 0.14                   | <b>Suitable</b>   | <input checked="" type="checkbox"/> |
| <b>Not Currently Developable</b> | <input type="checkbox"/>            | <b>Greenfield/PDL</b> | PDL                    | <b>Available</b>  | <input checked="" type="checkbox"/> |
|                                  |                                     | <b>Site Total</b>     | 5                      | <b>Achievable</b> | <input checked="" type="checkbox"/> |

**Justification**

The site has planning permission for 5 dwellings via planning application DC/18/1603. A scheme of this size would likely be delivered in a single phase. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

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**Excluded Site**  **Exclusion Reason****Lapsed PP**  **Date**

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



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Date: 29/10/2018

Revision:

## Horsham District Council

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

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**Parish** Washington

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**SHLAA Reference** SA519 **Site Name** Land at Old London Road (The Vineyard)

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|                                  |                                     |                       |                 |                   |                                     |
|----------------------------------|-------------------------------------|-----------------------|-----------------|-------------------|-------------------------------------|
| <b>Years 1-5 Deliverable</b>     | <input type="checkbox"/>            | <b>Site Address</b>   | Old London Road |                   |                                     |
| <b>Years 6-10 Developable</b>    | <input checked="" type="checkbox"/> |                       |                 |                   |                                     |
| <b>Years 11+</b>                 | <input type="checkbox"/>            | <b>Site Area (ha)</b> | 0.51            | <b>Suitable</b>   | <input type="checkbox"/>            |
| <b>Not Currently Developable</b> | <input type="checkbox"/>            | <b>Greenfield/PDL</b> | Both            | <b>Available</b>  | <input checked="" type="checkbox"/> |
|                                  |                                     | <b>Site Total</b>     | 15              | <b>Achievable</b> | <input type="checkbox"/>            |

**Justification**

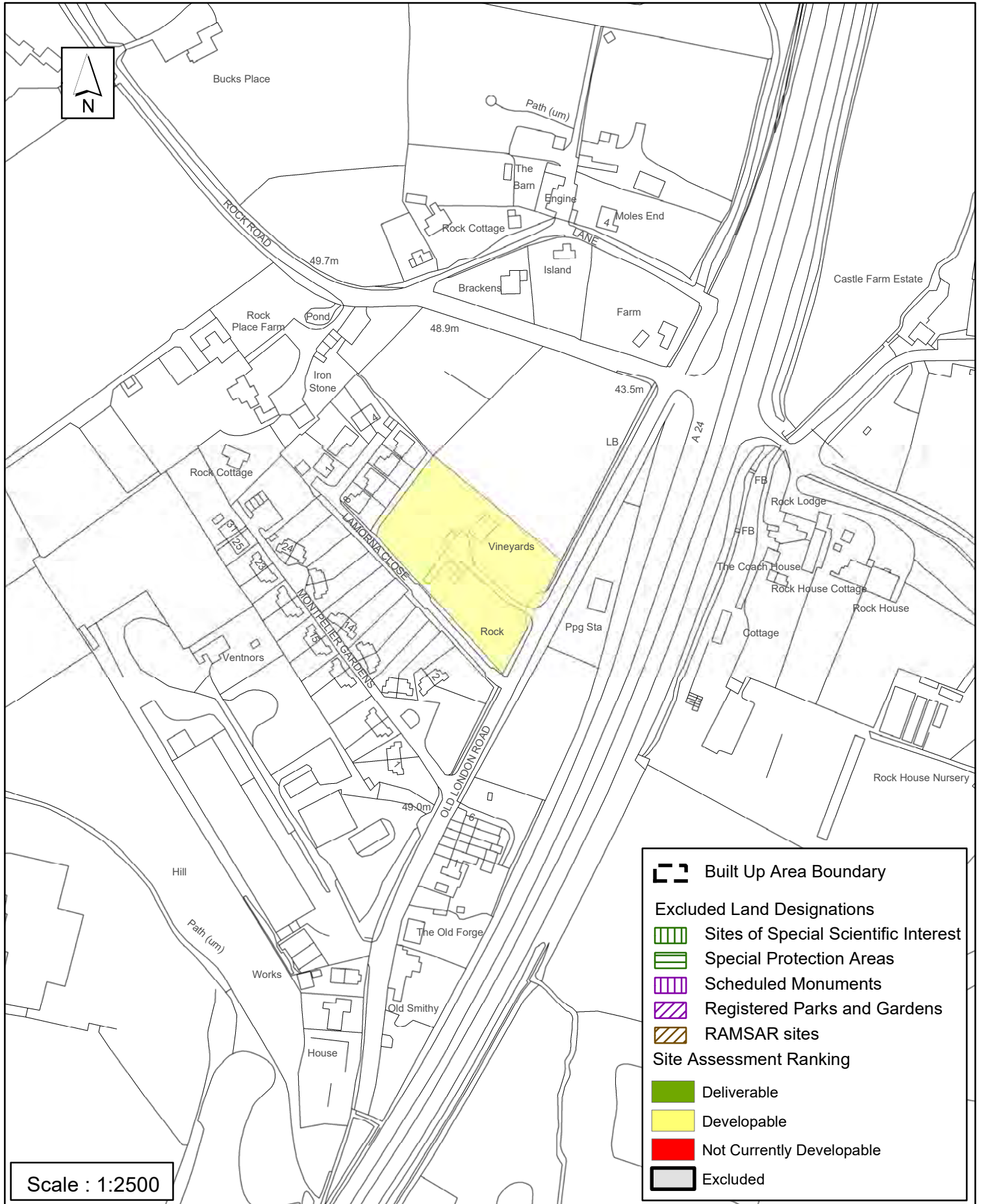
The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in the countryside to the north of Washington, which has been defined as an unclassified settlement in Policy 3 of the Horsham District Planning Framework (HDPF) due to its lack of services and facilities. Although it does lie in the countryside from a planning policy perspective the site is surrounded by built form, with the A24 to the east and numerous dwellinghouses and commercial industrial units to the north, west and south. The site itself is relatively unconstrained, although an area of flooding lies to the east and the South Downs National Park lies to the west.

The Storrington, Sullington & Washington Neighbourhood Plan has allocated this site for residential development for at least 15 dwellinghouses. As the Neighbourhood Plan process is not yet complete the site is assessed as 6-10 years developable for 15 dwellings. A scheme of this size would likely be delivered in a single phase.

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**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

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Barbara Childs : Director of Place

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**Parish** Washington

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**SHLAA Reference** SA318 **Site Name** Land Adjacent to Spring Gardens

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|                                  |                                     |                       |            |                   |                                     |
|----------------------------------|-------------------------------------|-----------------------|------------|-------------------|-------------------------------------|
| <b>Years 1-5 Deliverable</b>     | <input type="checkbox"/>            | <b>Site Address</b>   | Washington |                   |                                     |
| <b>Years 6-10 Developable</b>    | <input type="checkbox"/>            |                       |            |                   |                                     |
| <b>Years 11+</b>                 | <input type="checkbox"/>            | <b>Site Area (ha)</b> | 0.34       | <b>Suitable</b>   | <input type="checkbox"/>            |
| <b>Not Currently Developable</b> | <input checked="" type="checkbox"/> | <b>Greenfield/PDL</b> | Greenfield | <b>Available</b>  | <input checked="" type="checkbox"/> |
|                                  |                                     | <b>Site Total</b>     | 0          | <b>Achievable</b> | <input type="checkbox"/>            |

**Justification**

The site is located in an isolated rural location and unrelated to any Built Up Area and is therefore assessed as Not Currently Developable

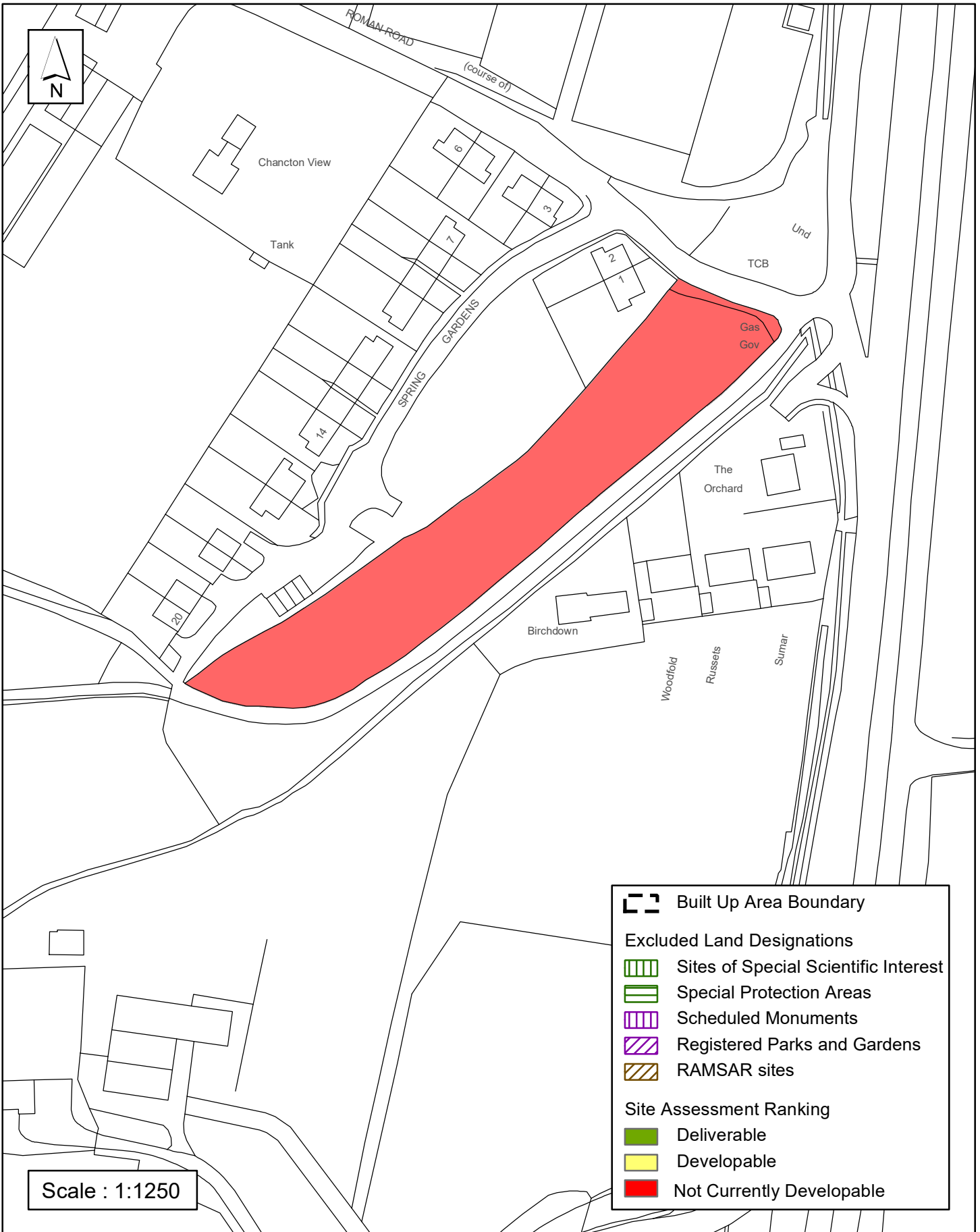
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**Excluded Site**  **Exclusion Reason**

**Lapsed PP**  **Date**



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



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**Parish** Washington

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**SHLAA Reference** SA333 **Site Name** Land at Heath Barn

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|                                  |                                     |                       |  |                   |                                     |
|----------------------------------|-------------------------------------|-----------------------|--|-------------------|-------------------------------------|
| <b>Years 1-5 Deliverable</b>     | <input type="checkbox"/>            | <b>Site Address</b>   | Hampers Lane, Heath Common, Washington |                   |                                     |
| <b>Years 6-10 Developable</b>    | <input type="checkbox"/>            |                       |  |                   |                                     |
| <b>Years 11+</b>                 | <input type="checkbox"/>            | <b>Site Area (ha)</b> | 2.4                                    | <b>Suitable</b>   | <input type="checkbox"/>            |
| <b>Not Currently Developable</b> | <input checked="" type="checkbox"/> | <b>Greenfield/PDL</b> | PDL                                    | <b>Available</b>  | <input checked="" type="checkbox"/> |
|                                  |                                     | <b>Site Total</b>     | 0                                      | <b>Achievable</b> | <input type="checkbox"/>            |

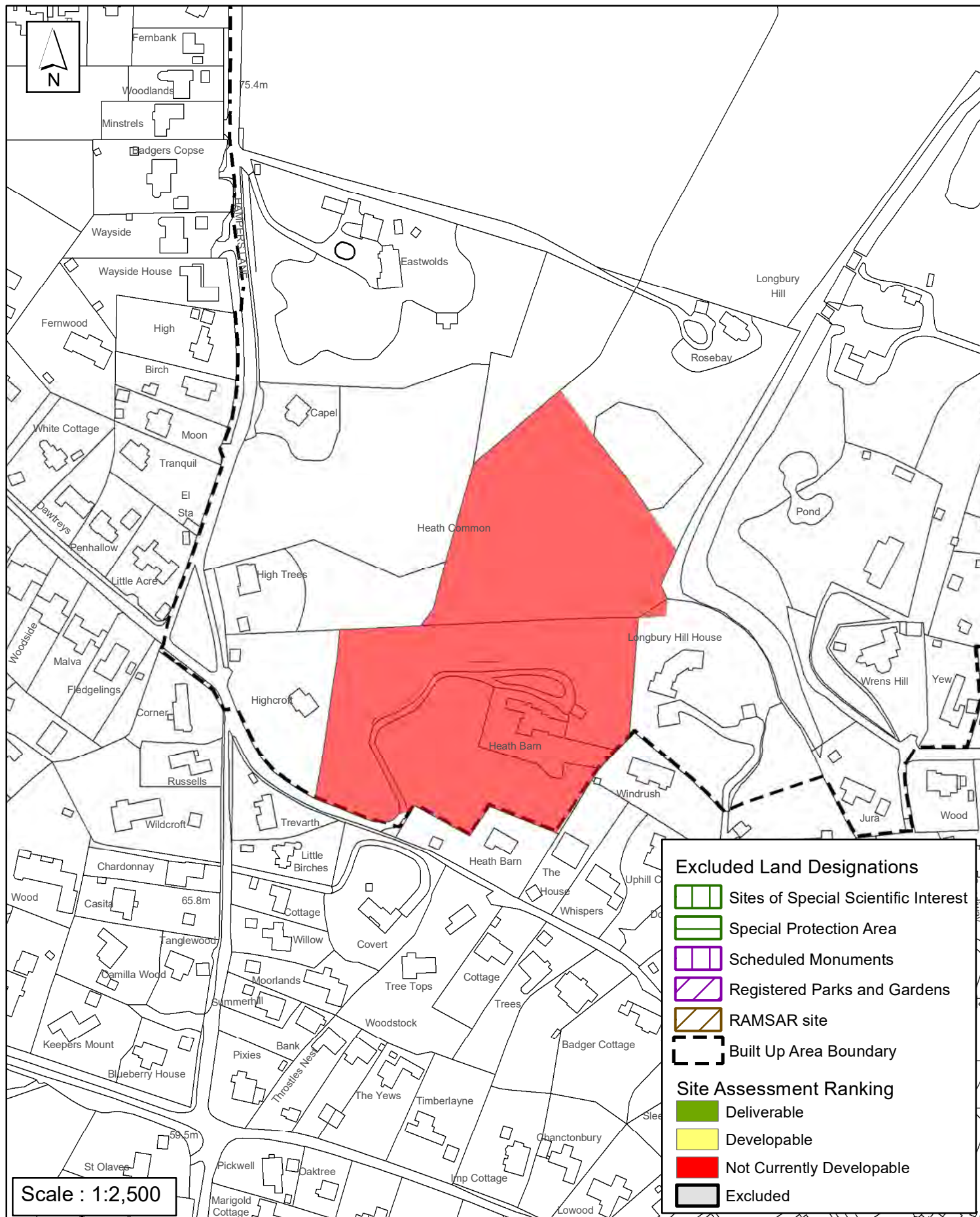
**Justification**

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 emerging 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. It is therefore assessed as 'Not Currently Developable'.







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**Excluded Site**  **Exclusion Reason****Lapsed PP**  **Date**





# SA - 333: Land at Heath Barn, Washington



**Excluded Land Designations**

-  Sites of Special Scientific Interest
-  Special Protection Area
-  Scheduled Monuments
-  Registered Parks and Gardens
-  RAMSAR site
-  Built Up Area Boundary

**Site Assessment Ranking**

-  Deliverable
-  Developable
-  Not Currently Developable
-  Excluded

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Date: 31/03/2014

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## Horsham District Council

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West Sussex RH12 1RL.  
Barbara Childs : Director of Place

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**Parish** Washington

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**SHLAA Reference** SA417 **Site Name** Old Clayton Boarding Kennels

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|                                  |                                     |                       |   |                   |                                     |
|----------------------------------|-------------------------------------|-----------------------|---|-------------------|-------------------------------------|
| <b>Years 1-5 Deliverable</b>     | <input type="checkbox"/>            | <b>Site Address</b>   | Storrington Road, Washington, West Sussex |                   |                                     |
| <b>Years 6-10 Developable</b>    | <input type="checkbox"/>            |                       |   |                   |                                     |
| <b>Years 11+</b>                 | <input type="checkbox"/>            | <b>Site Area (ha)</b> | 1.5                                       | <b>Suitable</b>   | <input type="checkbox"/>            |
| <b>Not Currently Developable</b> | <input checked="" type="checkbox"/> | <b>Greenfield/PDL</b> | PDL                                       | <b>Available</b>  | <input checked="" type="checkbox"/> |
|                                  |                                     | <b>Site Total</b>     | 0   | <b>Achievable</b> | <input type="checkbox"/>            |

**Justification**

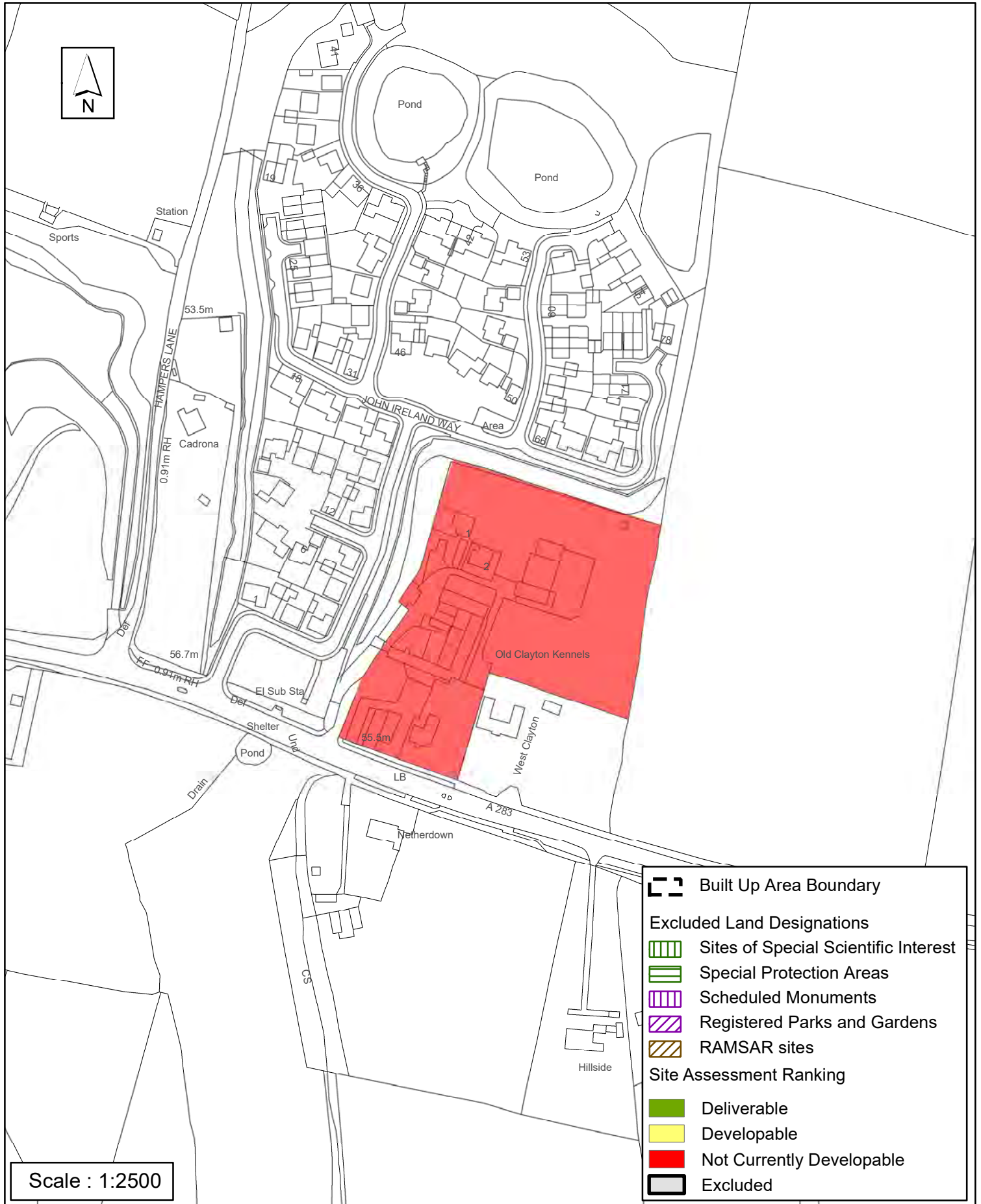
The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in Washington Parish located south of and not adjoining the built up area boundary of Storrington and Sullington. The site adjoins the South Downs National Park along its southern and eastern boundaries. The site contains the Grade II listed Old Clayton House and is within a Bat Sustainance Zone. Any development would result in the loss of employment land which is contrary to Policies 7 and 9 of the Horsham District Planning Framework (HDPF) and Policies 1, 4 and 26 of the HDPF.

An application for 41 residential dwellings (DC/14/0921) was dismissed on appeal on a number of grounds including landscape, loss of employment and the location of development. The site is therefore assessed as 'Not Currently Developable'.

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**Excluded Site**  **Exclusion Reason****Lapsed PP**  **Date**

# SA417 : Old Clayton Boarding Kennels, Storrington



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Date:

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## Horsham District Council

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Barbara Childs : Director of Place

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**Parish** Washington

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**SHLAA Reference** SA457 **Site Name** Land at High Chaparral

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|                                  |                                     |                       |   |                   |                                     |
|----------------------------------|-------------------------------------|-----------------------|---|-------------------|-------------------------------------|
| <b>Years 1-5 Deliverable</b>     | <input type="checkbox"/>            | <b>Site Address</b>   | Land at High Chaparral, London Road,<br>Washington, West Sussex |                   |                                     |
| <b>Years 6-10 Developable</b>    | <input type="checkbox"/>            |                       |   |                   |                                     |
| <b>Years 11+</b>                 | <input type="checkbox"/>            | <b>Site Area (ha)</b> | 1.3   | <b>Suitable</b>   | <input type="checkbox"/>            |
| <b>Not Currently Developable</b> | <input checked="" type="checkbox"/> | <b>Greenfield/PDL</b> | PDL   | <b>Available</b>  | <input checked="" type="checkbox"/> |
|                                  |                                     | <b>Site Total</b>     | 0   | <b>Achievable</b> | <input type="checkbox"/>            |

**Justification**

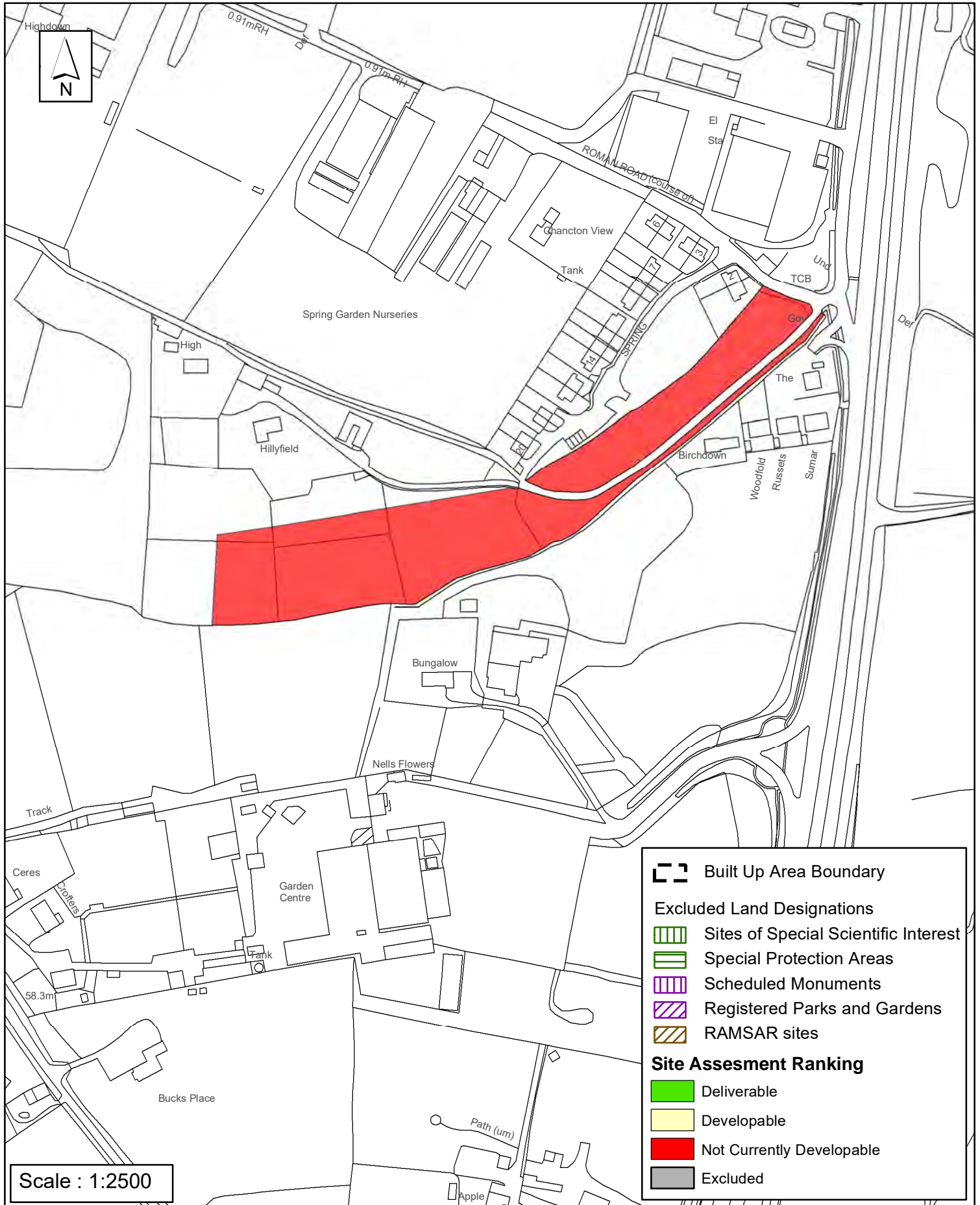
A planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site is in an isolated rural location and unrelated to any settlement edge. It is nearest to Washington village located in the South Downs Nation Park. It is therefore assessed as 'Not Currently Developable'.

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**Excluded Site**  **Exclusion Reason****Lapsed PP**  **Date**



# SA - 457 : Land at High Chaparral, Washington



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## Horsham District Council

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**Parish** Washington

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**SHLAA Reference** SA497 **Site Name** Land at Longbury Hill

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|                                  |                                     |                       |   |                   |                                     |
|----------------------------------|-------------------------------------|-----------------------|---|-------------------|-------------------------------------|
| <b>Years 1-5 Deliverable</b>     | <input type="checkbox"/>            | <b>Site Address</b>   | Longbury Hill Woods, Rock Road, Storrington |                   |                                     |
| <b>Years 6-10 Developable</b>    | <input type="checkbox"/>            |                       |   |                   |                                     |
| <b>Years 11+</b>                 | <input type="checkbox"/>            | <b>Site Area (ha)</b> | 9.9   | <b>Suitable</b>   | <input type="checkbox"/>            |
| <b>Not Currently Developable</b> | <input checked="" type="checkbox"/> | <b>Greenfield/PDL</b> | Greenfield                                  | <b>Available</b>  | <input checked="" type="checkbox"/> |
|                                  |                                     | <b>Site Total</b>     | 0   | <b>Achievable</b> | <input type="checkbox"/>            |

**Justification**

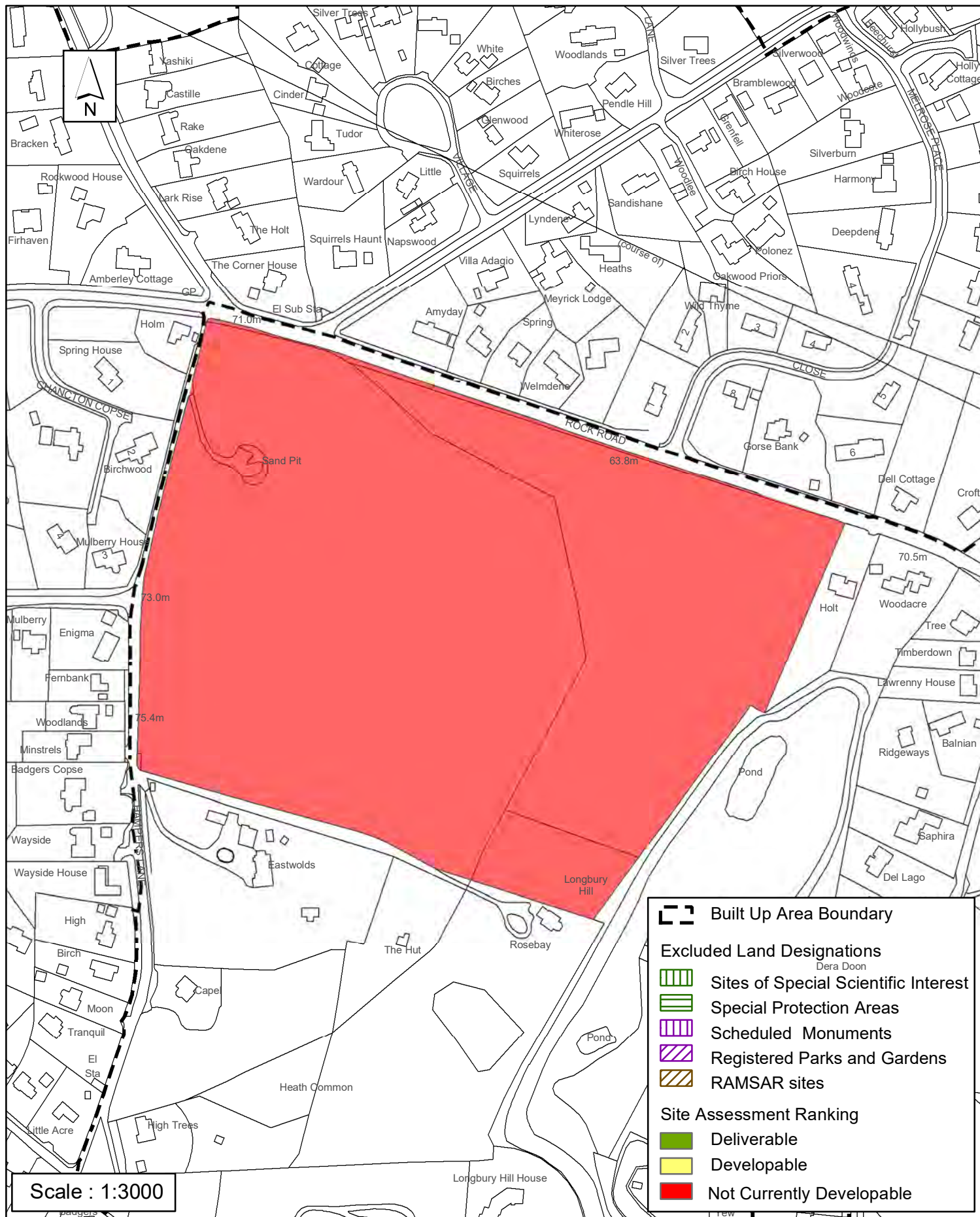
The landowner has expressed an interest in developing the site meaning it is 'available'. The site is in the countryside within an area known as Heath Common and outside the built up area boundary of Storrington and Sullington, which is classified as a Small Town/Larger Village in Policy 3 of the Horsham 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'.

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**Excluded Site**  **Exclusion 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

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Barbara Childs : Director of Place

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**Parish** Washington

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**SHLAA Reference** SA501 **Site Name** Highcroft

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|                                  |                                     |                       |   |                   |                                     |
|----------------------------------|-------------------------------------|-----------------------|---|-------------------|-------------------------------------|
| <b>Years 1-5 Deliverable</b>     | <input type="checkbox"/>            | <b>Site Address</b>   | Highcroft, Hampers Lane, Storrington, West Sussex |                   |                                     |
| <b>Years 6-10 Developable</b>    | <input type="checkbox"/>            |                       |   |                   |                                     |
| <b>Years 11+</b>                 | <input type="checkbox"/>            | <b>Site Area (ha)</b> | 0.7   | <b>Suitable</b>   | <input type="checkbox"/>            |
| <b>Not Currently Developable</b> | <input checked="" type="checkbox"/> | <b>Greenfield/PDL</b> | PDL   | <b>Available</b>  | <input checked="" type="checkbox"/> |
|                                  |                                     | <b>Site Total</b>     | 0   | <b>Achievable</b> | <input type="checkbox"/>            |

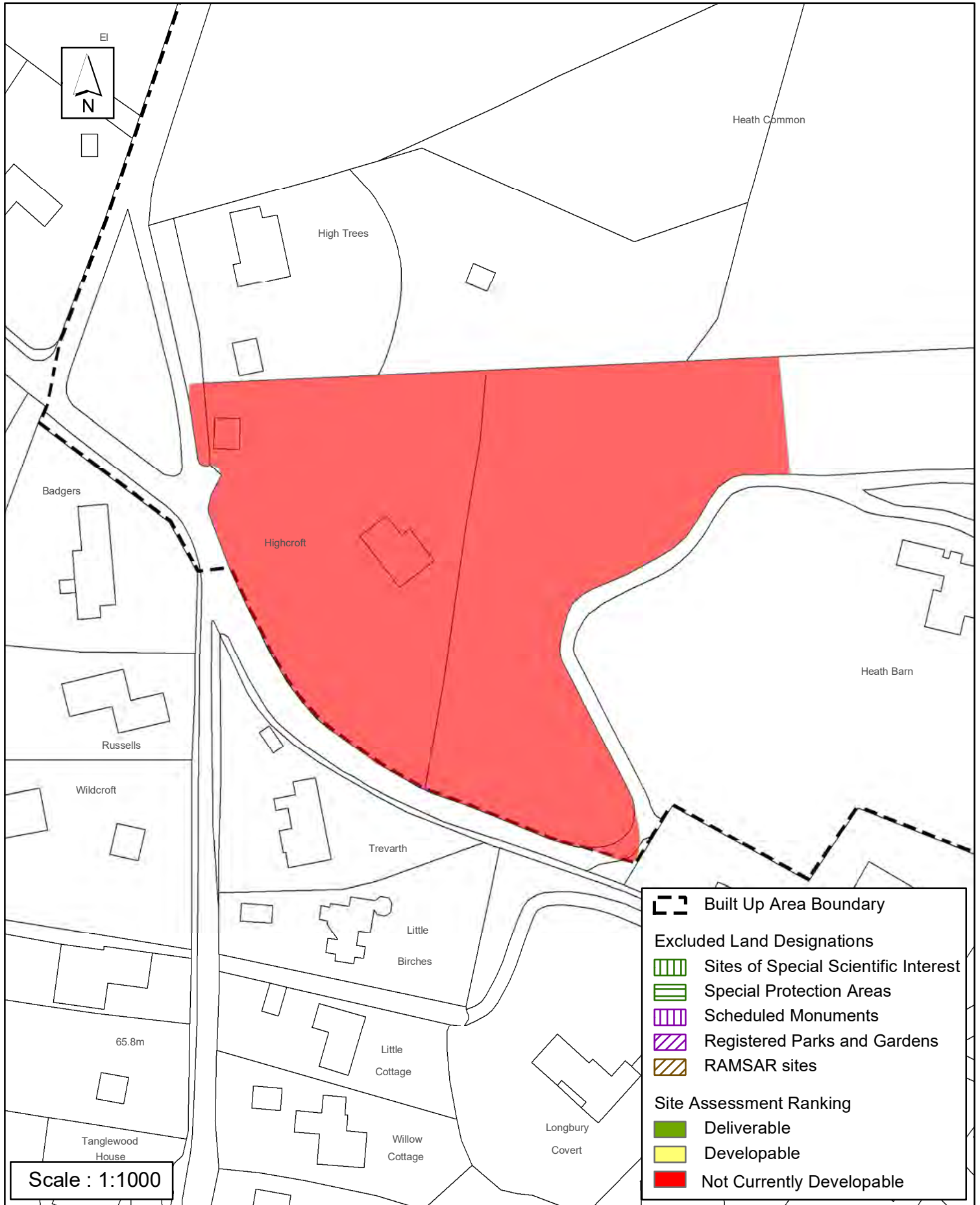
**Justification**

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 Policy 3 of the Horsham District Planning Framework 2015 (HDPF) with a good range of services and facilities. The site lies within a Bat Sustainance 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 lanes 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'.

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**Excluded Site**  **Exclusion Reason****Lapsed PP**  **Date**

# SA-501 : Highcroft, Hampers Lane, Storrington



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## Horsham District Council

Parkside, Chart Way, Horsham  
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Barbara Childs : Director of Place

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**Parish**Washington

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**SHLAA Reference** SA540 **Site Name** The Hut, Hampers Lane, Storrington

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|                                  |                                     |                       |                                    |  |
|----------------------------------|-------------------------------------|-----------------------|------------------------------------|--|
| <b>Years 1-5 Deliverable</b>     | <input type="checkbox"/>            | <b>Site Address</b>   | The Hut, Hampers Lane, Storrington |  |
| <b>Years 6-10 Developable</b>    | <input type="checkbox"/>            |                       |                                    |  |
| <b>Years 11+</b>                 | <input type="checkbox"/>            | <b>Site Area (ha)</b> | 2.02                               | <b>Suitable</b> <input type="checkbox"/>             |
| <b>Not Currently Developable</b> | <input checked="" type="checkbox"/> | <b>Greenfield/PDL</b> | Greenfield                         | <b>Available</b> <input checked="" type="checkbox"/> |
|                                  |                                     | <b>Site Total</b>     | 0                                  | <b>Achievable</b> <input type="checkbox"/>           |

**Justification**

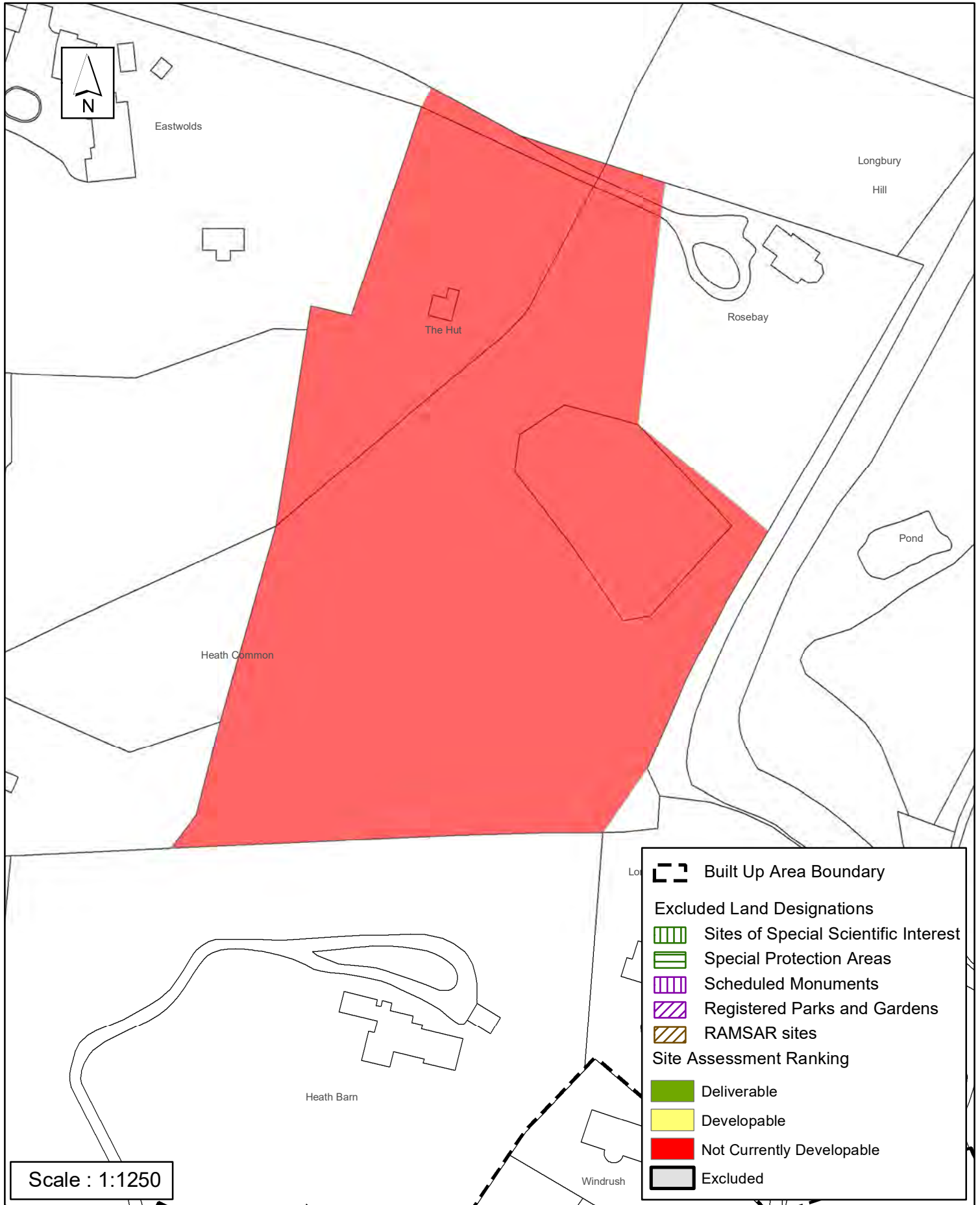
The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in Washington Parish within an area known as Heath Common and outside the built up area boundary of Storrington and Sullington, which is classified as a Small Town/Larger Village in Policy 3 of the Horsham 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 protection of the character of Heath Common and its setting. The site is within a Bat Sustenance Zone and the southern portion of the site is also within an Archaeological Site. The site is in a rural location, not contiguous with the settlement edge. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is not identified in the emerging Storrington, Sullington & Washington Neighbourhood Plan. The site is therefore assessed as 'Not Currently Developable'.

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**Excluded Site**  **Exclusion Reason****Lapsed PP**  **Date**



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



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Date: Revision:

## Horsham District Council

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Barbara Childs : Director of Place

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**Parish** Washington

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**SHLAA Reference** SA551 **Site Name** Land off Old London Road (Lucking's Yard)

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|                                  |                                     |                       |                             |  |
|----------------------------------|-------------------------------------|-----------------------|-----------------------------|--|
| <b>Years 1-5 Deliverable</b>     | <input type="checkbox"/>            | <b>Site Address</b>   | Old London Road, Washington |  |
| <b>Years 6-10 Developable</b>    | <input type="checkbox"/>            |                       |                             |  |
| <b>Years 11+</b>                 | <input type="checkbox"/>            | <b>Site Area (ha)</b> | 1.37                        | <b>Suitable</b> <input type="checkbox"/>   |
| <b>Not Currently Developable</b> | <input checked="" type="checkbox"/> | <b>Greenfield/PDL</b> | Both                        | <b>Available</b> <input type="checkbox"/>  |
|                                  |                                     | <b>Site Total</b>     | 0                           | <b>Achievable</b> <input type="checkbox"/> |

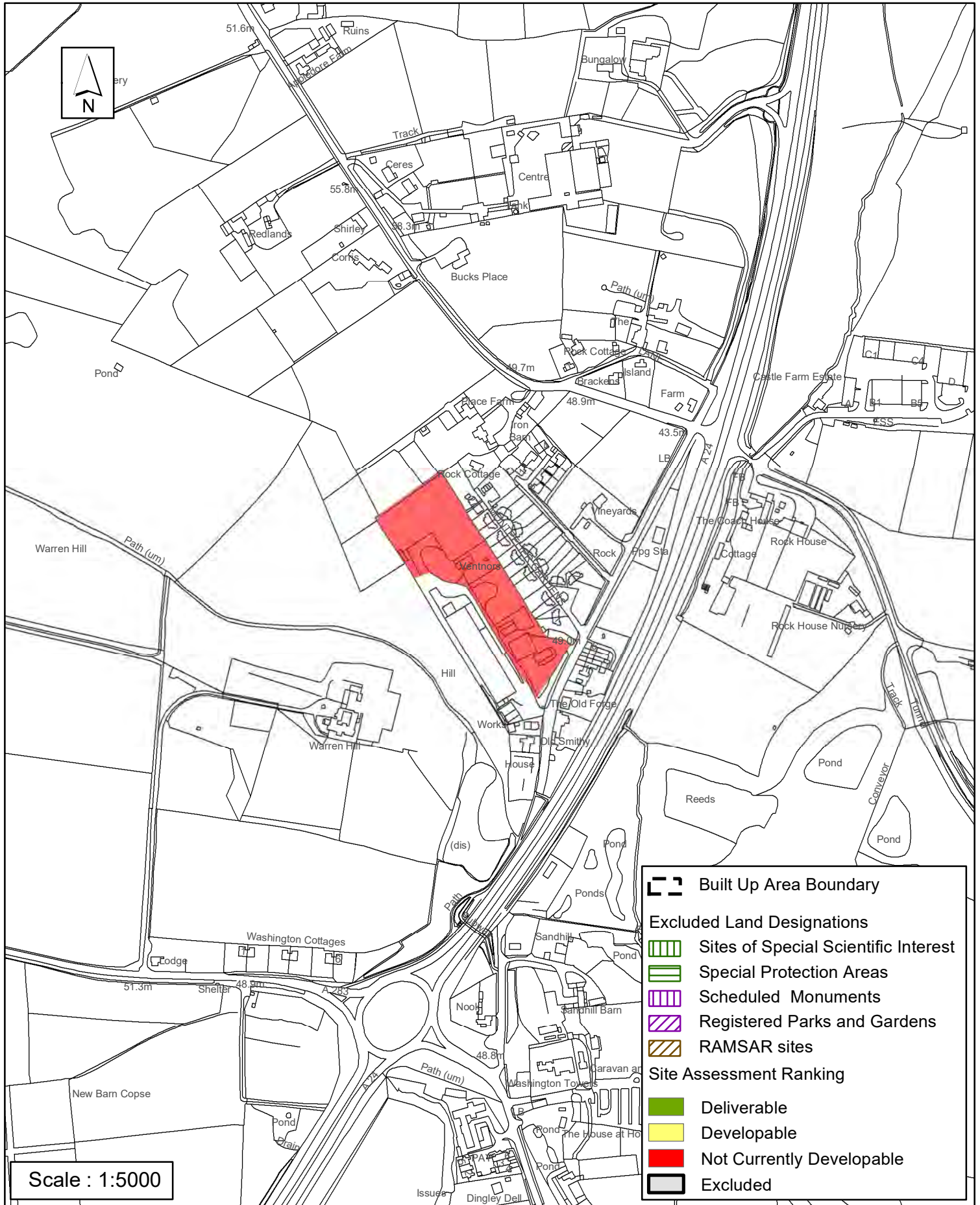
**Justification**

The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site is located in the countryside to the west of, and in part adjoining, the South Downs National Park. A Grade II Listed Building, Rock Place Farm, lies to the north east of the site. The site can be accessed from the village of Washington via footways and an underpass. The site is not allocated for development in the emerging Neighbourhood Plan for Storrington, Sullington & Washington but lies in an area where development will be supported. Given that the availability of this site is uncertain and it is unclear if the employment use of the site is no longer needed and/or viable, the site is assessed as 'Not Currently Developable'.

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**Excluded Site**  **Exclusion Reason****Lapsed PP**  **Date**

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



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Date: Revision:

## Horsham District Council

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

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**Parish** Washington

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**SHLAA Reference** SA619 **Site Name** Cadrona, Hampers Lane

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|                                  |                                     |                       |  |                   |                                     |
|----------------------------------|-------------------------------------|-----------------------|--|-------------------|-------------------------------------|
| <b>Years 1-5 Deliverable</b>     | <input type="checkbox"/>            | <b>Site Address</b>   | Cadrona, Hampers Lane, Storrington , West Sussex |                   |                                     |
| <b>Years 6-10 Developable</b>    | <input type="checkbox"/>            |                       |  |                   |                                     |
| <b>Years 11+</b>                 | <input type="checkbox"/>            | <b>Site Area (ha)</b> | 0.58   | <b>Suitable</b>   | <input type="checkbox"/>            |
| <b>Not Currently Developable</b> | <input checked="" type="checkbox"/> | <b>Greenfield/PDL</b> | PDL  | <b>Available</b>  | <input checked="" type="checkbox"/> |
|                                  |                                     | <b>Site Total</b>     | 0  | <b>Achievable</b> | <input type="checkbox"/>            |

**Justification**

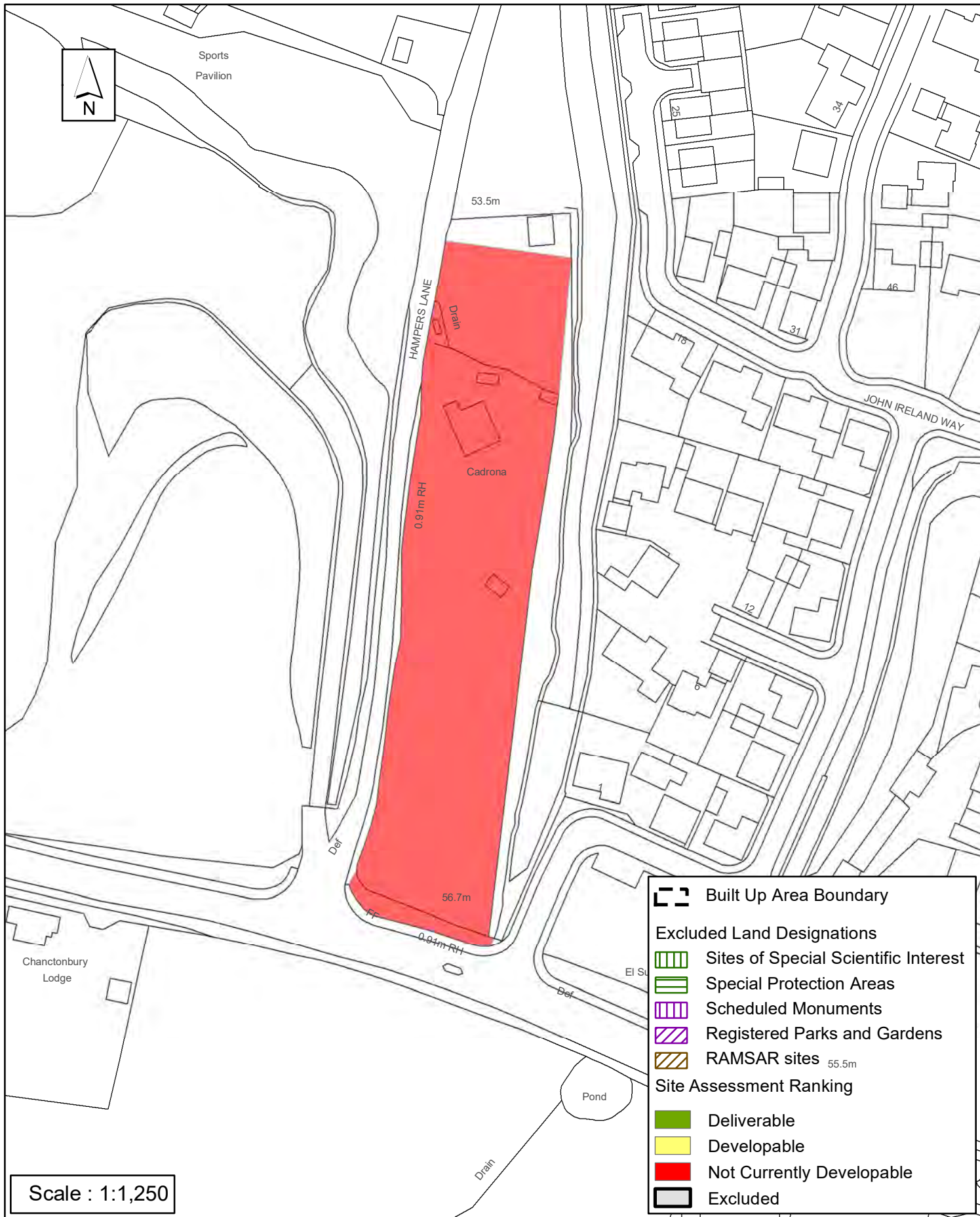
A planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site is in Washington Parish adjacent to an area of new development which is close but unrelated to the built form of Storrington & Sullington, which is classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF) with a good range of services and facilities. The Horsham District Council Bat Sustainance Zone is present in this area. The site is not identified in the emerging Storrington, Sullington & Washington Neighbourhood Plan and it is considered development would be contrary to Policies 1-4 and 26 with some conflict to Policy 31 of the of the HDPF . Together with the limited relationship with Storrington, the site is therefore assessed as 'Not Currently Developable'.

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**Excluded Site**  **Exclusion Reason****Lapsed PP**  **Date**



# SA - 619 : Cadrona, Hampers Lane, Washington



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Revision:

## Horsham District Council

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