


**West Grinstead Neighbourhood Plan  
Housing Land Availability Assessment**


Neighbourhood Plan Site Name	P1	
Site Address	Huffwood Trading Estate High Street Partridge Green	
Site Context	Site Area (hectares)	0.83HA
	Current Land Use	Industrial
	Previously Developed Land/Greenfield	Currently a series of small scale industrial units including manufacture and retail.
	Boundary Treatment	Fencing bounds the site on all sides with access to the High St on the North (roughly central position)
	Adjacent Land Use	N, E, W, Housing S Star Road Estate
	Topography	Flat, concrete
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Within BUAB.
	Planning History	<ul style="list-style-type: none"> <li>• WG/81/01 – Twyford Lodge- Erection of single-storey extension- Approved 12/12/01.</li> <li>• WG/25/96 – Twyford Lodge – Installation of a portacabin.- Withdrawn 17/06/96.</li> <li>• DC/09/0027 – Huffwood Trading Company – First floor extension to existing office unit and side extension to accommodate stairs – Refused- Appeal dismissed 10/03/09.</li> </ul>

		<ul style="list-style-type: none"> <li>WG/35/95 – Unit 17 – Change of use of industrial units to cake baking and storage. – Approved 29/08/95.</li> </ul>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	None
	Arboricultural Designations (e.g. SANW/TPO)	TPO 956
	Surveys	None
	Comments	Two oaks on the estate between units 19 & 20
Heritage Assets	Listed Buildings or SAM	None
	Conservation Area	None
	Archaeological Potential	None
	Comments	
Landscape	Designations (eg AONB)	None
	Character	Does not fit area overview
	Prominence/sensitivity	None
	Comments	
PROW	Within site	None
	Adjacent	None
	Comments	Downs link 0.3KM
Flood Risk	SFRA data	Flood Zone 1

	Surveys	None	
	Comments		
Accessibility	Proximity (in km) to	Primary school	0.53KM Jolesfield C of E
		Secondary school	N/A
		Post Office/ Convenience store	0.13KM Co Op 15.1KM Tesco 13.8KM Waitrose/Sainsbury's
		Health Facility	0.07KM Oakleigh Surgery 0.13KM Woodlawn Surgery 5.4KM Cowfold Surgery 5KM Henfield Surgery
		Childrens play area/ formal sports pitch	0.5KM King George V Playing Field 1.2KM Jolesfield Common
		Bus stop	0.11KM Stage coach 17, twice hourly to Horsham and Brighton
		Railway station	14.6KM Hassocks 15.7KM Horsham 15.8KM Billingshurst 18.8KM Haywards Heath
		Village centre	0.07KM PGVH 0.4KM St Michael's CH 0.1KN Methodist CH
	Vehicular access constraints	No constraints apparent	
	Comments	The access is onto B2116 High Street	
Utilities	Water supply		
	Foul drainage		
	Surface Water drainage		
	Electricity etc		
	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas	

Site Consideration	Ownership	Confirmed
	Constraints	Multiple occupancy of tenants with excluded tenancy. All tenancies are understood to be excluded leases for the purpose of the Landlord and Tenant Act 1954.  TPO on site.
	Proposed Use	Residential
	Estimated Capacity	It is considered 0.62 hectares would be available for development at a high density. This would equate to 31 dwellings.  Note: The landowner has indicated 53 units could be provided on site.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is a brownfield site within the BUAB and is considered suitable for development.
	Comments	The site lies within the Huffwood Trading Estate. It comprises a series of small scale industrial units including manufacture and retail which are occupied by a number of tenants.  Residential units lie to the north, east and west of the site. Star Road Estate lies to the south.  The site lies within the BUAB and within close proximity to the services and facilities on offer in Partridge Green.  The loss of employment is a negative. However, given the site's location within the BUAB and surrounding residential uses it is otherwise considered suitable for residential development.

## West Grinstead Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	P2	
Site Address	Land North of the Rosary Partridge Green	
Site Context	Site Area (hectares)	5 HA
	Current Land Use	Green field
	Previously Developed Land/Greenfield	None – Greenfield site
	Boundary Treatment	N –trees/fencing E – Trees S- Trees/fence W Trees/Bushes then Downs Link.
	Adjacent Land Use	N – Residential (single Dwelling) E – Road then housing S – Housing W – Cycle track then fields
	Topography	South half flat and then slopes down to North.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Adjoins BUAB.
Planning History	<ul style="list-style-type: none"> <li>• DC/14/0820 – Outline development of a mix of 129 private and affordable housing units, with associated access, parking and additional landscaping on land to the west of Church Road. – Refused 17/06/15.</li> <li>• DC/16/2064 – Development of 101 dwellings, with associated access, parking and landscaping (outline</li> </ul>	

		application with all matters reserved except access) – Withdrawn 15/11/16.
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Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	None
	Arboricultural Designations (e.g. SANW/TPO)	TPO 582 and TPO1469 protect 18 and 5 trees respectively.
	Surveys	None
	Comments	
Heritage Assets	Listed Buildings or SAM	None
	Conservation Area	None
	Archaeological Potential	None
	Comments	
Landscape	Designations (eg AONB)	None
	Character	HDC LCA 2003 Area J3 fits the overview
	Prominence/ sensitivity	The site is bordered to the west by the Downs Link which is elevated along much of the site boundary, with some views across it. The site is visible from Church Road, along its eastern boundary, with an existing mature landscape screen along the edge. Whilst the site generally slopes in a northward direction, there are no clear long range views of the site from wider public vantage points.
	Comments	The site borders the BUAB of the village to the east and south. It is relatively visually contained from long range views. However, in close views, the site is important to the setting of the village and amenity of the Downs Link.


PROW	Within site	None	
	Adjacent	Downs Link incorporating a footpath and BW run adjacent to the western edge of the site.	
	Comments	0.4KM to Downs Link	
Flood Risk	SFRA data	Flood Zone 1	
	Surveys	None	
	Comments		
Accessibility	Proximity (in km) to	Primary school	1KM Jolesfield C of E
		Secondary school	N/A
		Post Office/ Convenience store	0.6KM Co Op 14.9KM Tesco 13.6KM Waitrose/ Sainsbury's
		Health Facility	0.57KM Oakleigh Surgery 0.6KM Woodlawn Surgery 5.6KM Cowfold Surgery 5.3KM Henfield Medical Centre
		Childrens play area/ formal sports pitch	0.93KM King George V Playing Field 0.75KM Jolesfield Common
		Bus stop	0.4KM Stagecoach 17, twice hourly to Horsham & Brighton
		Railway station	14.8KM Hassocks 15.5KM Horsham 15.6KM Billingshurst 19KM Haywards Heath
		Village centre	0.57KM PGVH 0.1KM St Michael's CH 0.7KM Methodist CH
	Vehicular access constraints	The site was subject to an outline planning application for 129 homes rejected by HDC June 2015 due to difficulties of vehicular access. WSCC opposed the proposed entrance via the B2135 Church road on pedestrian and traffic safety grounds. The applicant was unable to put forward a viable alternative.	

	Comments	
Utilities	Water supply	
	Foul drainage	
	Surface Water drainage	
	Electricity etc	
	Comments	It Is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	Confirmed
	Constraints	TPO 582 and TPO1469 protect 18 and 5 trees respectively.
	Proposed Use	Residential
	Estimated Capacity	It is considered 2.5 hectares would be available for development at medium density. This would equate to 75 dwellings
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is a greenfield site which adjoins the BUAB and may be considered suitable for development.
	Comments	<p>The site is a greenfield site which is currently laid to grass.</p> <p>The site is bound by trees and hedging on all sides. Residential properties lie to the north, south and east. Open countryside lies to the west.</p> <p>The Downs Link runs along the western boundary of the site.</p> <p>There are a number of TPO's on site.</p> <p>A previous application for residential development on the site resulted in concerns over a suitable access.</p>



		<p>The site adjoins the BUAB is in reasonable proximity to the services and facilities on offer in Partridge Green.</p> <p>Consideration would need to be given to the impact on the setting of the village and potential impact on coalescence between Partridge Green to the south and Jolesfield to the north.</p>
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## West Grinstead Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	P3	
Site Address	Land North of the Rise Partridge Green	
Site Context	Site Area (hectares)	5 HA
	Current Land Use	Agricultural (Pasture)
	Previously Developed Land/Greenfield	None - Greenfield
	Boundary Treatment	N – Trees/bushes E – Trees/bushes S – Trees/bushes/Fencing W- Trees/bushes and road
	Adjacent Land Use	N- House (single Dwelling plus farmland) E – Farmland S – Housing (The Rise - bungalows) W – Road (Littleworth Lane) then farmland
	Topography	Undulating
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Adjoins BUAB.
	Planning History	<p>The western part of the site has been subject to the following planning history</p> <ul style="list-style-type: none"> <li>DC/13/1187 – Outline application for 58 residential dwellings, comprising 1 bed flat (4 no.), 2 bed flat (4 no.), 2 bed house (15 no.), 3 bed house (20 no.), 4 bed house (10 no.), 5 bed house (5 no.) with associated parking, garaging, informal open space and play space together with new attenuation basins. – Refused 24/03/14.</li> </ul>

		<ul style="list-style-type: none"> <li>DC/13/1398 – The re-location of existing domestic stables, demolition and erection of a new storage barn and new WC and wash room facilities together with a new access track. – Withdrawn 02/06/15.</li> </ul>
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Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	None
	Arboricultural Designations (e.g. SANW/TPO)	None TPO 1008 relates to a single tree just north of the site.
	Surveys	None
	Comments	
Heritage Assets	Listed Buildings or SAM	3 listed buildings. Beauchamps, Barn North of Beauchamps and Blanches close to the Northern Boundary.
	Conservation Area	None
	Archaeological Potential	None
	Comments	
Landscape	Designations (eg AONB)	None
	Character	HDC LCA 2003 Area J3 fits overview
	Prominence/sensitivity	The site is immediately to the north of the Rise, on a south-facing sloping site. A short way to the north of this is a group of Listed Buildings. The site is to the east of Littleworth Lane, which at this point, and to the north,(beyond the BUAB) is rural in character with scattered, predominantly linear housing development along the roadside.
	Comments	The Planning Appeal Inspector considered that the scheme would not result in actual or perceived coalescence of Partridge Green and Littleworth. Notwithstanding this, it was acknowledged that the scheme would have harmful impact on the character and appearance of the countryside

		setting of the site, which carried significant weight in assessment of the impact of the scheme.	
PROW	Within site	None	
	Adjacent	None	
	Comments	Downs Link 1KM by foot and 0.7KM by Car and 0.4KM by foot	
Flood Risk	SFRA data	Flood Zone 1	
	Surveys	None	
	Comments		
Accessibility	Proximity (in km) to	Primary school	0.13KM Jolesfield C of E
		Secondary school	N/A
		Post Office/ Convenience store	0.53KM Co Op 15.5KM Tesco 14.2KM Waitrose/Sainsbury's
		Health Facility	0.68KM Oakleigh Surgery 0.53KM Woodlawn Surgery 5.2KM Cowfold Surgery 4.9KM Henfield Medical Centre
		Childrens play area/ formal sports pitch	0.53KM King George V Playing Field 0.86KM Jolesfield Common
		Bus stop	0.12KM Stagecoach 17, twice hourly to Horsham and Brighton
		Railway station	14.4 KM Hassocks 16.1KM Horsham 16.2KM Billingshurst 18.6KM Haywards Heath
		Village centre	0.68KM PGVH 0.68KM St Michael's CH 0.5KM Methodist CH

	Vehicular access constraints	No constraints apparent access from Littleworth Lane
	Comments	This site was the subject of a development application for 58 residential dwellings by Rydon Homes that was dismissed on appeal in May 2015. There were issues raised by local residents on pedestrian and traffic safety grounds, as to the impact the extra volume of vehicles would have on a narrow country road difficult in places for buses and HGV's to negotiate, especially in the vicinity of Jolesfield Primary School. WSCC raised no objection.
Utilities	Water supply	
	Foul drainage	
	Surface Water drainage	
	Electricity etc	
	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	
	Constraints	Three Listed Buildings lie to the north.
	Proposed Use	Residential
	Estimated Capacity	It is considered 3 hectares would be available for development at low density. This would equate to 60 dwellings.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is a greenfield site which adjoins the BUAB and may be considered suitable for development.

	<p>Comments</p>	<p>The site is a greenfield site and is currently laid to pasture. It is bound on all sides by trees and hedges.</p> <p>Residential development lies to the north and south. Open countryside lies to the east and west.</p> <p>Three Listed Buildings lie to the north of the site.</p> <p>A previous application for residential development on the site was refused and dismissed on appeal. The latter raised concerns at the impact on the setting of the Listed Buildings to the north.</p> <p>The site adjoins the BUAB is in reasonable proximity to the services and facilities on offer in Partridge Green.</p> <p>Consideration would need to be given to impact on the setting of the village and nearby Listed Buildings and potential impact on coalescence.</p>
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## West Grinstead Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	P4	
Site Address	Brightstone Site – Star Rd	
Site Context	Site Area (hectares)	0.68 HA
	Current Land Use	Redundant brownfield.
	Previously Developed Land/Greenfield	Brownfield, partially laid out for industrial units (groundworks only)
	Boundary Treatment	N- Fencing/Road E –Fencing/Trees/Bushes S – No boundary – open to adjacent land (P5) S-W – Fencing/track W-N – Fencing/Road
	Adjacent Land Use	N Star Estate – Industrial E - Star Estate – Industrial unit S – Derelict, scrubland (part of P5) W – Star Estate – Industrial units
	Topography	Flat, groundwork carried out in part
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Within BUAB.
	Planning History	<ul style="list-style-type: none"> <li>• DISC/17/0014 – Approval of details reserved by conditions 12,15,16 and DC/15/2787. – Approved 27/02/17</li> <li>• DISC/16/0189 – Discharge of conditions 3,4,5,7,8,10 and 11 on DC/15/2787. – Approved 16/09/16.</li> <li>• DC/15/2787 – Erection of two buildings for the hire of plant machinery, storage hire, mechanical</li> </ul>

		<p>and body repairs and associated offices/ sales or for other uses falling within Class B1, B2 &amp; B8- Approved 03/05/16.</p> <ul style="list-style-type: none"> <li>• DC/13/0859 – Application for a new planning permission to replace extant permission DC/09/1729 (Proposed development of 15 no. commercial (B8) and office (B1) use units arranged in 4 no. blocks with associated parking provision) in order to extend the time limit for implementation. – Approved 07/10/13.</li> <li>• DC/09/1729 – Proposed development of 15 no. commercial (B8) and office (B1) use units arranged in 4 no. blocks with associated parking provision (amendment to previously approved (DC/08/0619)) – Approved 17/05/10.</li> <li>• DC/08/0619 – Commercial development of 5 units for B8 and B1 use arranged in 4no. blocks along with associated parking. – Approved 29/004/09.</li> <li>• DC/06/1878 – Commercial development of 4,627 sqm comprising 17 business units for B1 and B8 uses. – Approved 16/04/07.</li> <li>• DC/05/2797 – Commercial development of 5,698 sqm comprising 27 business units for B1, B2 and B8 uses. – Refused 22/02/06.</li> </ul>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	None
	Arboricultural Designations (e.g. SANW/TPO)	None
	Surveys	None
	Comments	
Heritage Assets	Listed Buildings or SAM	None
	Conservation Area	None
	Archaeological Potential	None
	Comments	




Landscape	Designations (eg AONB)	None	
	Character	Does NOT fit overview from HDC LCA 2003 area J3	
	Prominence/sensitivity	None	
	Comments	The site is visually contained to the north east and west by existing commercial units in the Star Road industrial estate. It visually relates to the built- up area with little visibility and longer range views to the south.	
PROW	Within site	None	
	Adjacent	None	
	Comments	Downs Link 0.45KM	
Flood Risk	SFRA data	Flood Zone 1	
	Surveys		
	Comments		
Accessibility	Proximity (in km) to	Primary school	1.15KM Jolesfield C of E
		Secondary school	N/A
		Post Office/ Convenience store	0.7KM Co Op 15.3KM Tesco 14KM Waitrose/Sainsbury's
		Health Facility	0.7KM Oakleigh Surgery 0.7KM Woodlawn Surgery 5.8KM Cowfold Surgery 5.5KM Henfield Medical Centre
		Childrens play area/ formal sports pitch	1.1KM King George V Playing Field 1.46KM Jolesfield Common
		Bus stop	0.53KM Stagecoach 17, twice hourly to Horsham and Brighton

		Railway station	15KM Hassocks 15.9KM Horsham 16KM Billingshurst 19.2KM Haywards Heath
		Village centre	0.7KM PGVH 0.8KM St Michael's CH 0.8KM Methodist CH
	Vehicular access constraints	No constraints at present access would be presumably onto Star Road	
	Comments		
Utilities	Water supply		
	Foul drainage		
	Surface Water drainage		
	Electricity etc		
	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	Confirmed	
	Constraints	Site is located within an industrial area surrounded by industrial uses.	
	Proposed Use	Residential	
	Estimated Capacity	It is considered 0.51 hectares would be available for development at a medium density This would equate to 15 dwellings.	
	Deliverable/Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is a brownfield site within the BUAB. It is surrounded by industrial uses and divorced from residential development. It is therefore considered unsuitable for development.	

	Comments	<p>The site is a redundant brownfield site, partially laid out for industrial units.</p> <p>The site is bound by Star Road to the north, industrial uses lie to the north, east and west. Open grassland lies to the south.</p> <p>The site is within the BUAB and is within close proximity to the services and facilities on offer in Partridge Green.</p> <p>Planning permission was granted on 03/05/2016 for the erection of two buildings for the hire of plant machinery, storage hire, mechanical and body repairs and associated offices/ sales or for other uses falling within Class B1, B2 &amp; B8 (DC/15/2787). This is now completed.</p> <p>The loss of potential employment floorspace is a negative. The site is relatively isolated from other residential properties.</p> <p>Consideration would need to be given to the relationship of residential uses on surrounding commercial land.</p>
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**West Grinstead Neighbourhood Plan  
Housing Land Availability Assessment**

Neighbourhood Plan Site Name	P5	
Site Address	Ash Wood and land south of Star Road	
Site Context	Site Area (hectares)	5.1 HA
	Current Land Use	Green Field
	Previously Developed Land/Greenfield	Semi Greenfield, the area has degenerated into wild scrubland with bio-diverse flora. Ash wood (NE corner of site) is non managed woodland
	Boundary Treatment	NW-N – Site P4 and Industrial unit (Forest Litho) N-NE – Footpath E- Ditch/hedging S – hedging/fencing and footpath W. Fencing (Ind Est Boundary)
	Adjacent Land Use	N – Site P4, Industrial unit (Starr Est) and housing (Nth of Ash Wood) E – Farmland S- Sewerage Plant and Pasture S-W-N – Industrial units (Star Est)
	Topography	Flat
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Adjoins BUAB.
	Planning History	No previous planning history on site.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	None
	Arboricultural Designations (e.g. SANW/TPO)	Ash Wood is an ancient woodland and a section is also protected by TPO 632. TPO 490 covers a group of 7, possibly on this site
	Surveys	None
	Comments	
Heritage Assets	Listed Buildings or SAM	None
	Conservation Area	None
	Archaeological Potential	None
	Comments	
Landscape	Designations (eg AONB)	None
	Character	The character of the site is defined by the sewerage works in the SE corner.
	Prominence/sensitivity	Aspect to the south and the inter-relationship with Ash Wood
	Comments	The site is bordered to the east and south by public footpaths. From the PROW to the east, the site is relatively visually isolated from adjacent built development, by the landscape belt and woodland. The openness of the site is comprised by the sewerage works, but the site is otherwise undeveloped.
PROW	Within site	PF 2373 runs along southern edge of the site
	Adjacent	PF 2372/1 runs 100metres along eastern boundary and then cuts through and infiltrates a small section of the site for 20metres before exciting Norrthwards.
	Comments	Downs Link 0.5KM
Flood Risk	SFRA data	Flood Zone 1. Site is adjacent to sewerage works which at its south boundary borders an area of Flood Zone 2 and 3.

	Surveys	None	
	Comments		
Accessibility	Proximity (in km) to	Primary school	1.25KM Jolesfield C of E
		Secondary school	N/A
		Post Office/ Convenience store	0.8KM Co Op 15.5KM Tesco 14.2KM Waitrose/sainsbury's
		Health Facility	0.8KM Oakleigh Surgery 0.8KM Woodlawn Surgery 6.2KM Cowfold Surgery 5.9KM Henfield Medical Centre
		Childrens play area/ formal sports pitch	1.2KM King George V Playing Field 1.53KM Jolesfield Common
		Bus stop	0.51KM Stagecoach 17, twice hourly to Horsham & Brighton
		Railway station	15.1KM Hassocks 16KM Horsham 16.2KM Billingshurst 19.3KM Haywards Heath
		Village centre	0.8KM PGVH 0.87KM St Michael's CH 0.9KM Methodist CH
	Vehicular access constraints	No constraints apparent access would be presumably off Star Road	
Comments			
Utilities	Water supply		
	Foul drainage		
	Surface Water drainage		
	Electricity etc		

	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	Confirmed
	Constraints	Ancient Woodland and TPO's.
	Proposed Use	Residential
	Estimated Capacity	It is considered 2.55 hectares would be available for development at a medium density. This would equate to 76 dwellings.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is a greenfield site within the BUAB. It is located within the Star Road Estate and surrounded by industrial uses. It is therefore not considered suitable for residential development
	Comments	<p>The site is a greenfield site.</p> <p>Industrial units lie to the north and west of the site. Residential units lie to the north east of the site. Open countryside lies to the south and east.</p> <p>The site is adjacent to the BUAB and therefore in reasonable proximity to the services and facilities on offer in Partridge Green.</p> <p>Ancient woodland lies in the north east of the site.</p> <p>The site adjoins the Star Road Estate and is relatively isolated from other residential properties.</p> <p>Consideration would need to be given to the relationship of residential uses on surrounding commercial uses.</p>

## West Grinstead Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	P6	
Site Address	Dunstans Farm Land North of Shermanbury Road Partridge Green	

Site Context	Site Area (hectares)	Approx 5.5 HA
	Current Land Use	Greenfield with stables
	Previously Developed Land/Greenfield	Greenfield
	Boundary Treatment	N- Hedges E- Footpath S- Hedging/road (Shermanbury Rd) W- Fencing
	Adjacent Land Use	N- Farmland E- Housing (single dwelling) + pasture (Menage) S Road + housing W Housing (The Rise)
	Topography	Gently rising to the North
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Adjoins BUAB.
	Planning History	<ul style="list-style-type: none"> <li>DC/16/2945 – Outline planning application for the erection of up to 120 dwellings with public open space, landscaping and sustainable drainage system (SuDs) with vehicular access point from Shermanury Road, RH13 8EU. All matters to be reserved, except for means of access. – Refused 23/03/17.</li> </ul>



		<ul style="list-style-type: none"> <li>• DC/06/1005 – Revised siting of garage approved under WG/57/01. – Approved 15/06/06.</li> <li>• WG/57/01 – Conversion of stables to a residential dwelling replacement carport and parking. – Approved 22/11/01.</li> </ul>
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Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	None
	Arboricultural Designations (e.g. SANW/TPO)	None
	Surveys	None
	Comments	Mature hedge dissects the site in an east-west direction.
Heritage Assets	Listed Buildings or SAM	One. Old Priors Grade 2 listed along southern boundary
	Conservation Area	None
	Archaeological Potential	None
	Comments	The setting of Old Priors needs to be given careful consideration in the assessment of the developability of the southern part of the site.
Landscape	Designations (eg AONB)	None
	Character	HDC LCA 2003 Area J3 fits the overview
	Prominence	The site comprises two field boundaries. The northern boundary is more visually isolated from the remaining built-up areas of Partridge Green, particularly when viewed from the public footpath which runs along the eastern boundary of the site. The southern part of the site is less visually isolated.
	Comments	The southern part of the site currently contains a number of existing and former farm buildings with access onto the B2116.
PROW	Within site	None

	Adjacent	PF 1761 runs along the eastern boundary	
	Comments	Downs Link 1KM by foot or 0.7KM by car and 0.4Km by foot	
Flood Risk	SFRA data	Flood Zone 1	
	Surveys		
	Comments		
Accessibility	Proximity (in km) to	Primary school	0.6KM Jolesfield C of E
		Secondary school	N/A
		Post Office/ Convenience store	0.5KM Co Op 15.5KM Tesco 14.2KM Waitrose/Sainsbury's
		Health Facility	0.65KM Oakleigh Surgery 0.6KM Woodlawn Surgery 4.4KM Cowfold Surgery 4.1KM Henfield Medical Centre
		Childrens play area/ formal sports pitch	0.25KM King George V Playing Field 1.44KM Jolesfield Common
		Bus stop	0.4KM Stagecoach 17, twice hourly to Horsham and Brighton
		Railway station	13.6KM Hassocks 15.6KM Horsham 16.8KM Billingshurst 17.8KM Haywards Heath
		Village centre	0.65KM PGVH 1.2KM St Michael's CH 0.5KM Methodist CH
	Vehicular access constraints	Access to the site would be via B2116 Shermanbury Road. Concerns are raised at the adequacy of visibility given the highway alignment at this point.	
	Comments		

Utilities	Water supply	
	Foul drainage	
	Surface Water drainage	
	Electricity etc	
	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	Confirmed
	Constraints	Listed Building lies to the south. Access
	Proposed Use	Residential
	Estimated Capacity	It is considered 4.1 hectares would be available at medium density. This would equate to 124 dwellings.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is a greenfield site and adjoins the BUAB. It therefore may be considered suitable for development.
	Comments	The site is a greenfield site which includes stables. It is bound by trees and hedging on the north, south and west. A footpath lies to the east.  Residential properties lie to the west, east and the south. Open grassland lies to the north.  The site adjoins the BUAB and is in reasonable proximity to the services and facilities on offer in Partridge Green.  A Listed Building lies to the south of the site.  The site comprises two field parcels which have different characters in terms of landscape, visibility and relationship with the built-up area of Partridge Green.

		<p>The northern field parcel is more visually isolated, particularly in views from the public footpath along the eastern boundary.</p> <p>The southern field parcel is more visually related to the built-up area of Partridge Green.</p> <p>Consideration would need to be given to the impact on the setting of the village and nearby Listed Building</p>
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**West Grinstead Neighbourhood Plan  
Housing Land Availability Assessment**

Neighbourhood Plan Site Name	P7	
Site Address	Dunstans Shermanbury Road Partridge Green	
Site Context	Site Area (hectares)	1.5 HA
	Current Land Use	Greenfield
	Previously Developed Land/Greenfield	Greenfield (includes barn and shed for horses)
	Boundary Treatment	N – No boundary open to existing pasture E- Track/fence/bushes S – Part hedging, part in existing garden W- Fence/hedging & Footpath
	Adjacent Land Use	N – Pasture E – Agricultural S – Dwellings W – Pasture and site P6
	Topography	Land rises to the north.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Outside of BUAB. (approx. 260 metres away)
	Planning History	<ul style="list-style-type: none"> <li>WG/38/03 – Construction of a riding arena. – Approved 22/07/03</li> </ul>


Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	None
	Arboricultural Designations (e.g. SANW/TPO)	None
	Surveys	None
	Comments	
Heritage Assets	Listed Buildings or SAM	None
	Conservation Area	None
	Archaeological Potential	None
	Comments	
Landscape	Designations (eg AONB)	None
	Character	HDC LCA 2003 Area J3 fits the overview
	Prominence/ sensitivity	The site is visually divorced from the built-up area of Partridge Green, albeit it is immediately to the north of two residential properties. It is bordered to the east and west by public footpaths, which run in a north-south direction.
	Comments	The site is visually divorced from the built-up area and bordered by rural footpath routes. Existing trees screen the site from the footpath to the west, but the site is more visually prominent from the footpath to the east. The delineation of the site is currently across an open field, with therefore further views to the north.
PROW	Within site	None
	Adjacent	PF 1761 along western boundary and BW2800 along eastern boundary
	Comments	Downs Link 1.1KM by foot or 0.8KM by car and 0.4KM by foot
Flood Risk	SFRA data	Flood Zone 1

		Surveys	None
		Comments	
Accessibility	Proximity (in km) to	Primary school	0.6KM Jolesfield C of E
		Secondary school	N/A
		Post Office/ Convenience store	0.6KM Co Op 15.9KM Tesco 14.6KM Waitrose/Sainsbury's
		Health Facility	0.75KM Oakleigh Surgery 0.6KM Woodlawn Surgery 5KM Cowfold Surgery 4.1KM Henfield Medical centre
		Childrens play area/ formal sports pitch	0.25KM King George V Playing Field 1.53KM Jolesfield Common
		Bus stop	0.38KM Stagecach 17, twice hourly to Horsham and Brighton
		Railway station	13.6KM Hassocks 15.6KM Horsham 16.8KM Billingshurst 17.8KM Haywards Heath
		Village centre	0.75KM PGVH 1.3KM St Michael's CH 0.5KM Methodist CH
		Vehicular access constraints	Access to the site would be via B2116 Shermanbury Road. Concerns are raised at the adequacy of visibility given the highway alignment at this point.
	Comments		
Utilities	Water supply		
	Foul drainage		
	Surface Water drainage		

	Electricity etc	
	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	Confirmed
	Constraints	Outside of BUAB
	Proposed Use	Residential
	Estimated Capacity	It is considered 1.1 hectares would be available at low density. This would equate to 22 dwellings.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site lies outside of the BUAB and is therefore not considered suitable for development.
	Comments	<p>The site is greenfield site, which is bound on the east and west by Public Rights of Way.</p> <p>Open grassland lies to the north, east, and west. Residential dwellings lie to the south.</p> <p>The site lies outside of the BUAB and not in close proximity to services and facilities on offer in Partridge Green. It is visually divorced from the built-up area</p> <p>The site is therefore not considered suitable for residential development</p>



## West Grinstead Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	P8	
Site Address	Mill Lane	
Site Context	Site Area (hectares)	1.663 HA
	Current Land Use	Greenfield
	Previously Developed Land/Greenfield	Greenfield
	Boundary Treatment	N- Hedge/Road E- Hedge S- Open to remainder of field W- Hedge/road
	Adjacent Land Use	N- Road then fields and dwelling E- Garden/single dwelling S- Field W- Road then fields
	Topography	Flat
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Outside of BUAB (approx. 685 metres)


	Planning History	<ul style="list-style-type: none"> <li>• WG/18/99 – Erection of a replacement barn- Withdrawn 11/04/99.</li> <li>• WG/62/99 – Erection of a replacement barn- Approved 06/07/00.</li> </ul>
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Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	None
	Arboricultural Designations (e.g. SANW/TPO)	None
	Surveys	None
	Comments	
Heritage Assets	Listed Buildings or SAM	None
	Conservation Area	None
	Archaeological Potential	None
	Comments	
Landscape	Designations (eg AONB)	None
	Character	HDC LCA 2003 Area J3 fits the overview
	Prominence/sensitivity	Suburbanisation of main road route- the site is very open and there are views into it from both the B2135 and Mill Lane
	Comments	The area is characterised by scattered, linear residential development and housing on the site would represent a substantial change to the character of the wider area.
PROW	Within site	None
	Adjacent	None
	Comments	Downs Link 0.88KM by foot or 1.6KM by car and 0.4KM by foot.

Flood Risk	SFRA data	Flood Zone 1	
	Surveys		
	Comments		
Accessibility	Proximity (in km) to	Primary school	1.4Km Jolefield C of E
		Secondary school	N/A
		Post Office/ Convenience store	1.6KM Co Op 14.2KM Tesco 12.9KM Waitrose/Sainsbury's
		Health Facility	1.6KM Oakleigh Surgery 1.6KM Woodlawn Surgery 5.5KM Cowfold Surgery 6KM Henfield Medical Centre
		Childrens play area/ formal sports pitch	1,8KM King George V Playing Field 0.45KM Jolesfield Common
		Bus stop	0.55KM Stagecoach 17, twice hourly to Horsham and Brighton
		Railway station	15.5 KM Hassocks 14.8KM Horsham 14.9KM Billingshurst 19KM Haywards Heath
		Village centre	1.6KM PGVH 1.12KM St Michael's CH 1.7KM Methodist CH
	Vehicular access constraints	Entrance would be along Mill Lane or via the B2135. Both points of access will possibly be under the scrutiny of WSCC Highways regarding pedestrian and traffic safety issues.	
	Comments		
Utilities	Water supply		

	Foul drainage	
	Surface Water drainage	
	Electricity etc	
	Comments	It Is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	Confirmed
	Constraints	Outside of BUAB
	Proposed Use	Residential
	Estimated Capacity	It is considered 1.3 hectares would be available for development at a low density. This would equate to 25 dwellings.  Note: The landowner has indicated the site could deliver 6 family dwellings.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is a greenfield and lies outside of the BUAB. It therefore is not considered suitable for development.
	Comments	The site is a greenfield site which is bound by Mill Lane to the north, and the B2135 to the west.  Open grassland lies to the south. Residential lies to the east.  The site lies outside of the BUAB and not in close proximity to services and facilities on offer in Partridge Green.  The site is therefore not considered suitable for residential development

**West Grinstead Neighbourhood Plan  
Housing Land Availability Assessment**

Neighbourhood Plan Site Name	<b>P9</b>	
Site Address	St Hughs Land  Site opposite the Windmill Pub, Littleworth Lane.	

	Site Area (hectares)	0.196 HA
	Current Land Use	Former orchard now unused.
	Previously Developed Land/Greenfield	Green field land
	Boundary Treatment	N- Remainder of Garden. Post and rail fence separates the northern boundary of the site from the domestic curtilage of South Lodge to the north E- Fence/Hedge S – Hedge W - Hedge
	Adjacent Land Use	N – remainder of garden E – Agricultural S – Garden/dwelling W – Road then garden (single Dwelling)
	Topography	Mainly level but slightly dropping to South
	Planning History	Planning application DC/14/2085 submitted 29/9/15 for terrace of five dwellings

Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	None
	Arboricultural Designations (e.g. SANW/TPO)	None
	Surveys	None
	Comments	
Heritage Assets	Listed Buildings or SAM	None
	Conservation Area	None
	Archaeological Potential	None
	Comments	
Landscape	Designations (eg AONB)	None
	Character	HDC LCA 2003 fits overview
	Prominence/sensitivity	Although relatively well contained within its immediate context, the site is located within a part of Littleworth which is typified by scattered, typically linear residential development, bordering the public highway.
	Comments	
PROW	Within site	None
	Adjacent	None
	Comments	Downs Link 1.52KM by foot or 1.6KM by car and 0.4KM by foot.
Flood Risk	SFRA data	Flood Zone 1

	Surveys	None	
	Comments		
Accessibility	Proximity (in km) to	Primary school	1.1Km Jolesfield C of E
		Secondary school	N/A
		Post Office/ Convenience store	1.5KM Co Op 14.7KM Tesco 13.4 KM Waitrose/Sainsbury's
		Health Facility	1.6KM Oakleigh Surgery 1.5KM Woodlawn Surgery 5KM Cowfold Surgery 5.3KM Henfiled Medical Centre
		Childrens play area/ formal sports pitch	1.35KM King George V Playing Field 0.9KM Jolefield Common
		Bus stop	0.13KM stagecoach 17, twice hourly to Horsham and Brighton
		Railway station	14.8KM Hassocks 15.5Km Horsham 15.6KM Billingshurst 19KM Haywards Heath
		Village centre	1.6KM PGVH 1.8KM St Michael's CH 1.5KM Methodist CH
		Vehicular access constraints	No constraints access to the site would

		be via Littleworth Lane
	Comments	
Utilities	Water supply	Utilities available from adjoining Littleworth lane
	Foul drainage	Utilities available from adjoining Littleworth Lane
	Surface Water drainage	Very low risk
	Electricity etc	Utilities available form adjoining Littleworth Lane
	Comments	
Site Consideration	Ownership	Confirmed
	Constraints	
	Proposed Use	Residential
	Estimated Capacity	
	Deliverable/ Developable/Achievable	
	Comments	The site is reasonably visually contained, but is located well beyond the defined built-up area boundary of Partridge Green, in an otherwise rural part of the Parish.