

Appendix F

Extract from the SHELAA 2018 regarding site SA677 and HDC Reg 18 Site Assessment
Report Feb 2020

Parish	Pulborough
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SHLAA Reference	SA677	Site Name	Land at Toat Café and Whitelands
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Years 1-5 Deliverable	☐	Site Address	Stane Street and Blackgate Lane, Pulborough
Years 6-10 Developable	☐		
Years 11+	☐	Site Area (ha)	8.19
Not Currently Developable	☒	Greenfield/PDL	PDL
		Site Total	0
		Suitable	☐
		Available	☒
		Achievable	☐

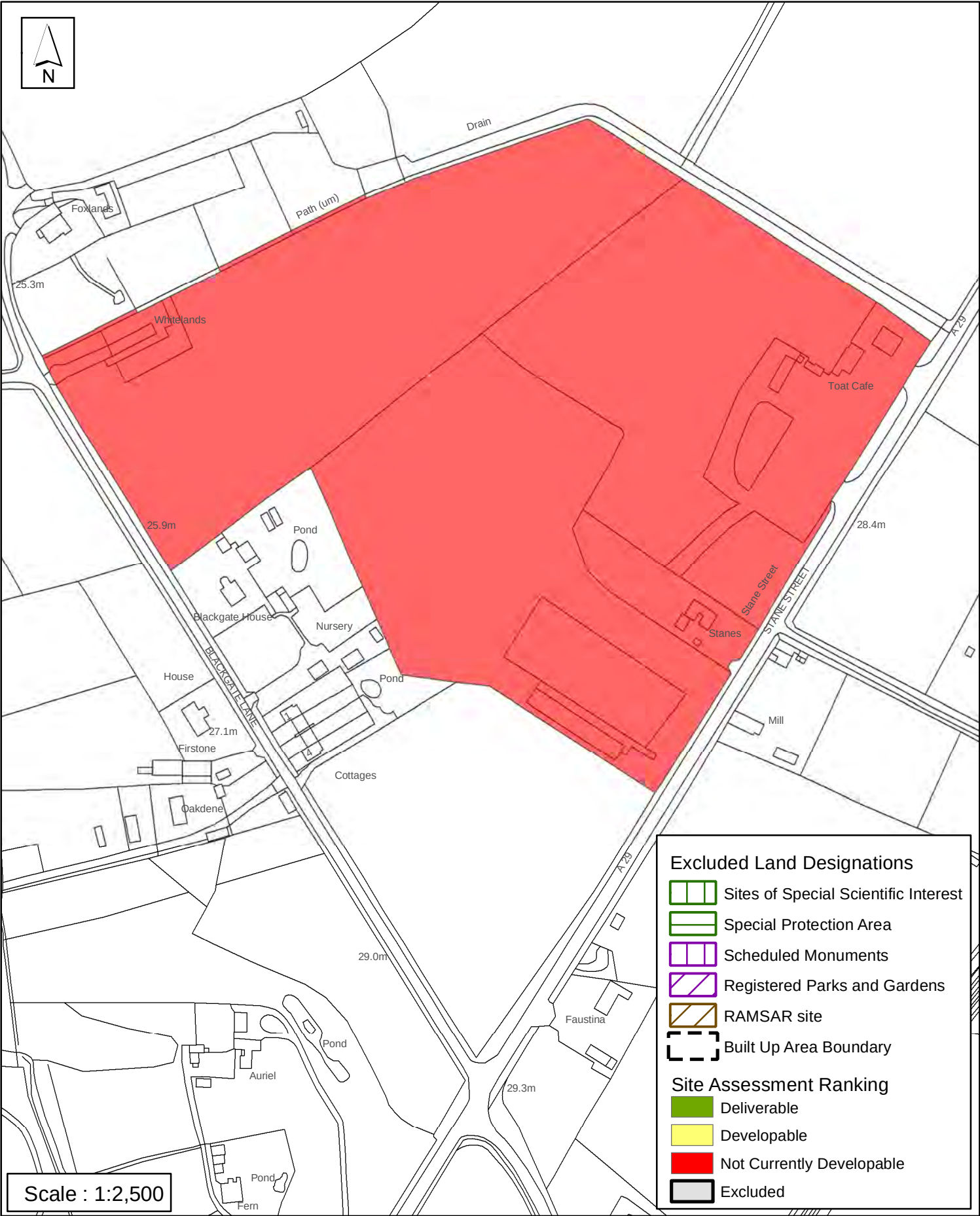
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside in a relatively isolated rural location, unrelated to any settlement edge. Part of the site is currently in commercial use and has also been put forward for consideration in the Economic Land Assessment section of the SHELAA. The Local Plan Review Issues and Options (April 2018) highlighted the potential of the site to meet tourism facilities that support the local economy and also tourism in the nearby South Downs National Park. However the Issues & Options document is an early stage of the local plan review and holds little weight. The site is within a landscape character area identified as having low/moderate capacity for Employment Development in the 2014 Landscape Capacity Assessment. 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 Horsham District Planning Framework 2015 (HDPF). It is therefore assessed as 'Not Currently Developable'.

Excluded Site	☐	Exclusion Reason
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Lapsed PP	☐	Date
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SA - 677: Land at Toat Café and Whitelands, Pulborough

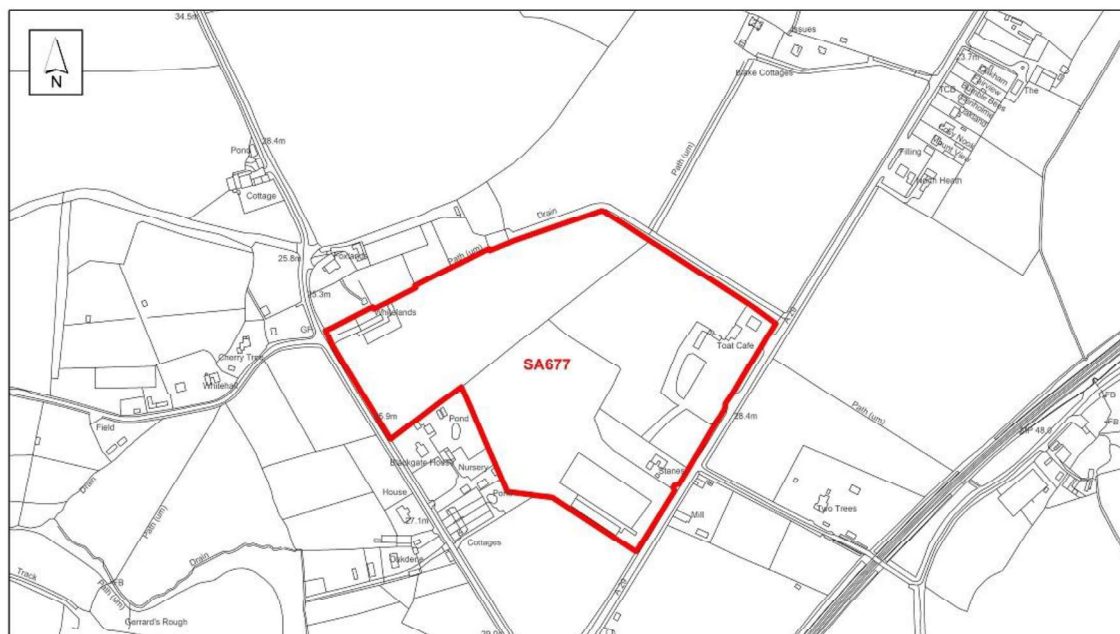


Pulborough

Site Name: Land at Toat Café and Whitelands

SHELAA Ref number: SA677

Site Map:



Horsham District Council

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

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Pulborough

Reference No :	Date : 29/01/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :
		Revisions :

Parish: Pulborough

Site Area: 8.2 hectares

Site Location: The site is in a countryside location 0.66km north of the built up area boundary of Codmore Hill.

Site Description: This is a part previously developed land and part greenfield site used for a Café, Children's Play Area, Hand Car Wash, overnight lorry park and car boot sales. The north western portion of the site is grassland and is bounded by a mature hedgrow / trees.

Site Access: The site directly adjoins the A29 so has excellent access to the major road network. Access to the site is reliant on private vehicles as there is limited public transport and no pedestrian access.

Proximity to services and facilities: Together, Pulborough and Codmore Hill are classified as a large village / small town, having a good range of services and facilities with strong community networks and local employment provision, together with reasonable rail and bus services. Due to the relative distance of this site to the centre of Pulborough, it is likely that some reliance will be required on cars to reach this site or nearby facilities. There is no safe pedestrian access to the nearest settlement. It is 1.4km by car from services and facilities in Codmore Hill.

Environmental Considerations:

Landscape: The site does not lie within a protected landscape. There may be some long views to the South Downs National Park which would need to be considered should this site be allocated for development. Much of the site has an unsightly and urban

appearance which is at odds with the rural surroundings beyond the site which comprise a network of agricultural land and hedgerows

Biodiversity: The site and surrounding land is not designated as important for nature conservation, though it is within a Bat Sustenance Zone. Development would need to ensure that feeding habitat for bat species is retained as part of any development.

Archaeology: The site does not contain or lie within the setting of any designated heritage assets.

Environmental Quality: The site has an unsightly and urban appearance which is at odds with the rural surroundings beyond the site which comprise a network of agricultural land and hedgerows

Flooding: The site does not lie within an area identified as at risk of flooding (Flood zone 1)

Combined RAG rating: Unfavourable Impacts (with potential for mitigation)

Overall Summary: Whilst previously developed land, the site lies within the countryside in a relatively isolated rural location, unrelated to any settlement edge. It is therefore not considered appropriate for residential or employment development. It is however considered that this site may support other leisure based activities such as a hotel or rural tourism activity. This site may have potential as a wedding venue, weekend lodges or local gastronomy centre, which have been identified as strands in the Horsham District Visitor Economy Strategy. The land owner has indicated that they do not consider the latter uses as viable and the site is therefore not considered to be deliverable at the current time.

Employment Floor Space / Area : 0