



WEST HOATHLY PARISH COUNCIL

representing Highbrook, Selsfield, Sharpthorne, Tyes Cross and West Hoathly

**West Hoathly Neighbourhood Plan
Call for Sites July 2012**

During June and July 2012 West Hoathly Parish Council issued a “call for sites” asking local landowners whether they were likely to develop land in the next 15 – 20 years. Development would not be just housing but could be commercial, recreational etc.

As well as notices in The Chronicle, a bi-monthly local magazine and on the HoathlyHub the local community website, letters were also sent to 34 land owners in the area. Below is a summary of the responses received.

Landowner	Land	Possible development	Development Type
WT Lamb Holdings Ltd own Philpots Quarry and immediately surrounding area. They lease it to Sussex Sandstone Ltd who are responsible for the day to day activity at the site	To the north of the current quarry areas but still within the original fields within which the operations are now located.	<p>Extension to quarry workings</p> <p>If successful the quarry and associated masonry yard will continue to work the local Sussex Sandstone deposit from the extension area and provide masonry services to feed into the local/regional specialist building, conservation and restoration market for the foreseeable future. The site’s contribution to local employment and the local economy would also be secured.</p> <p>If proposals not approved the masonry yard would remain in operation, using imported stone supplies, and the remainder of the site would be restored to a beneficial after-use using onsite overburden materials. The potential after-uses for surplus land have not been considered at this time.</p>	Commercial
Girl Guiding Association	Blackland Farm	<p>Within the field known as Finches: Replacements for existing indoor accommodation Restrop and Wagtail Lodge plus an additional indoor accommodation unit similar to the existing. A Wet weather barn/shelter. Replacement swimming pool building.</p> <p>Also an extension to Herons.</p> <p>Ideas – currently there is no funding for these.</p>	Commercial ? Recreational

Landowner	Land	Possible development	Development Type
Bluebell Railway	The length and breadth of the railway formation from a point adjacent to Coombe Brook in the north, passing southwards through Sharpthorne and Sharpthorne Tunnel to the Parish boundary just south of Courtland Wood	<p>Former West Hoathly Station Goods Yard proposed to MSDC SHLAA 2007 for limited amount of small scale housing (provided a reserved area for a station 'halt' and an area of woodland retained. Site not allocated</p> <p>Currently have planning permission for a pair semi-detached cottages and three flats within a facsimile station building. Construction expected in the near future.</p> <p>No plans to reinstate a station but continue to review the potential for a halt.</p>	<p>Housing Development</p> <p>5 units 3 flats (2 bedrooms) 2 houses (3 bedrooms)</p>
Bluebell Railway	At the southwest of the parish the track formation of the former branch line near Lower Sheriff Farm and High Wood as far as Station Approach /High Wood Stream to the east.	Long term proposal to reinstate the railway along the Ardingly branch line	Commercial
Mr & Mrs Johnson, The Lydd, Top Road	Land adjoining Homestall, Top Road. A rented bungalow and semi-derelict Edwardian stable block which are accessed along the drive between the two pairs of semi-detached houses just West of Costcutter and garage. The bungalow has came with 6+ acres of open field land South of Costcutter and the Sharpthorne Club.	To develop the stable site involving probably 2 housing units (perhaps one 1-bedroom and one 2-bedroom) arranged in a similar courtyard style to the stables and either just on one floor or with room(s) with dormer windows on the first floor. They wish to keep it low-rise to avoid issues with the semi-detached houses between there and Top Road and the detached house to the South of the site. Their current intention would be to rent out these units thinking they could either be suitable for older residents or first-time home for younger occupants.	<p>Housing development</p> <p>2 units (1 bedroom + 2 bedrooms)</p>
Mr & Mrs Denne, Woodside, The Hollow	West Hoathly Garage Site	Planning permission previously given for 13 units on the site. The Permission has now lapsed and the owners have no intention to develop the site in the foreseeable future.	<p>Current permission has now lapsed.</p> <p>4 flats in existing house and 9 new dwellings</p>
Mr & Mrs McMenemy, Langridge Farmhouse, Hook Lane	13 acres of land between the MSDC cricket pitch & tennis courts and Langridge Farmhouse.	<p>Not much thought of what might do with land, are fairly open minded.</p> <p>Possible ideas include:</p>	Any

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		<p>Equestrian Facilities A Farm or village shop A small holding - pigs, goats etc. A very small development of Houses/bungalows Sports pitches Polo lawn Campsite Adventure playground</p> <p>Any use of a fairly flat field on the edge of the village which would not obscure the fantastic view to the south down Hook Lane would be considered.</p>	
Sara North Forest Row	Land adjacent to Cookhams, Top Road (1.5 hectares)	<p>The developer will work in conjunction with the Neighbourhood Plan and the community so that what is delivered fits with what is needed. They have produced an outline to start the thought processes. The suggestion would be to make a feature at the entrance to Sharpthorne. It should not be an estate but a scheme that integrates into the current village scene. It may include a mix of affordable housing as well as houses for sale (to make the site viable). The scheme needs to include something of value to the whole community. A suggestion is to provide public access to a vantage point where the views to the south can be enjoyed by all. Such a development could also provide other things of local value e.g. subsidised travel services.</p> <p>In the MSDC assessment this site is identified as being able to support 24 units. The developer's initial plan includes 21 units. The balance of housing will depend on the local housing needs.</p>	<p>Housing Development</p> <p>21 units in the developers outline scheme</p>
West Hoathly Parish Council	Sharpthorne Old Playground	Enhanced recreational facilities	<p>Better playarea facilities</p> <p>Would require safe access ? pavement from Station Road to Glenham Place</p>
Mr Grubb	Land North of Top Road, Sharpthorne	<p>Consideration from MSDC SHLAA Whole site considered unsuitable as the scale considered over</p>	<p>Housing Development Site is suitable in part</p>

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		development at this location. There may be potential for a reduced site area on the western portion of the site.	6-10 years, 30 dwellings
?	Land to rear of 1-33 Broadfield, West Hoathly	Consideration from MSDC SHLAA	Housing Development considered for rural exception affordable housing site but 2 housing associations have looked and do not feel it is viable to take forward
Bluebell Railway	West Hoathly Station Goods Yard – Station Road, Sharpthorne	Consideration from MSDC SHLAA Not considered currently developable. Considered unsuitable for inclusion.	Housing Development (possible railway halt)
Ibstock	West Hoathly Brickworks, Sharpthorne	Consideration from MSDC SHLAA Not considered currently developable. Considered unsuitable for inclusion.	
Kingsley-Monks	2 Hoathly Hill	2*3 bedroomed properties	Application submitted. Withdrawn until clarity on current situation

NB List as in July 2012. In June 2013 a further site at Bluebell Woods came forward from Ibstock Brickworks. Details of this site are included in the consultation feedback workshops materials.