

Itchingfield Parish

Itchingfield Parish

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

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 Itchingfield Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA006	Land adjacent to Smugglers Lane	Barns Green	Not Currently Developable	0
SA130	Land south of the River Arun and land west of the railway	Christ's Hospital, Itchingfield	Not Currently Developable	0
SA344	Land to rear of Two Mile Ash Road	Barns Green	Not Currently Developable	0
SA510	Land to the West of Chapel Road	Barns Green	Not Currently Developable	0
SA522	Itchingfield School	Itchingfield School and Glebe, Itchingfield Road	Not Currently Developable	0
SA613	Land at Slaughterford Farm (Sumners Pond)	Slaughterford Farm, Barns Green Greenfield/PDL PDL	Not Currently Developable	0
SA622	Land at Wellcross	Wellcross Farm Cottage, Wellcross Lodge, Five Oaks Road, Slinfold	Not Currently Developable	0
SA649	Land at Plumtree Cross Lane	Plumtree Cross Lane, Bucks Green	Not Currently Developable	0

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Parish	Itchingfield
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SHLAA Reference	SA006	Site Name	Land south of Smugglers Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Smugglers Lane, Barns Green		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.28	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

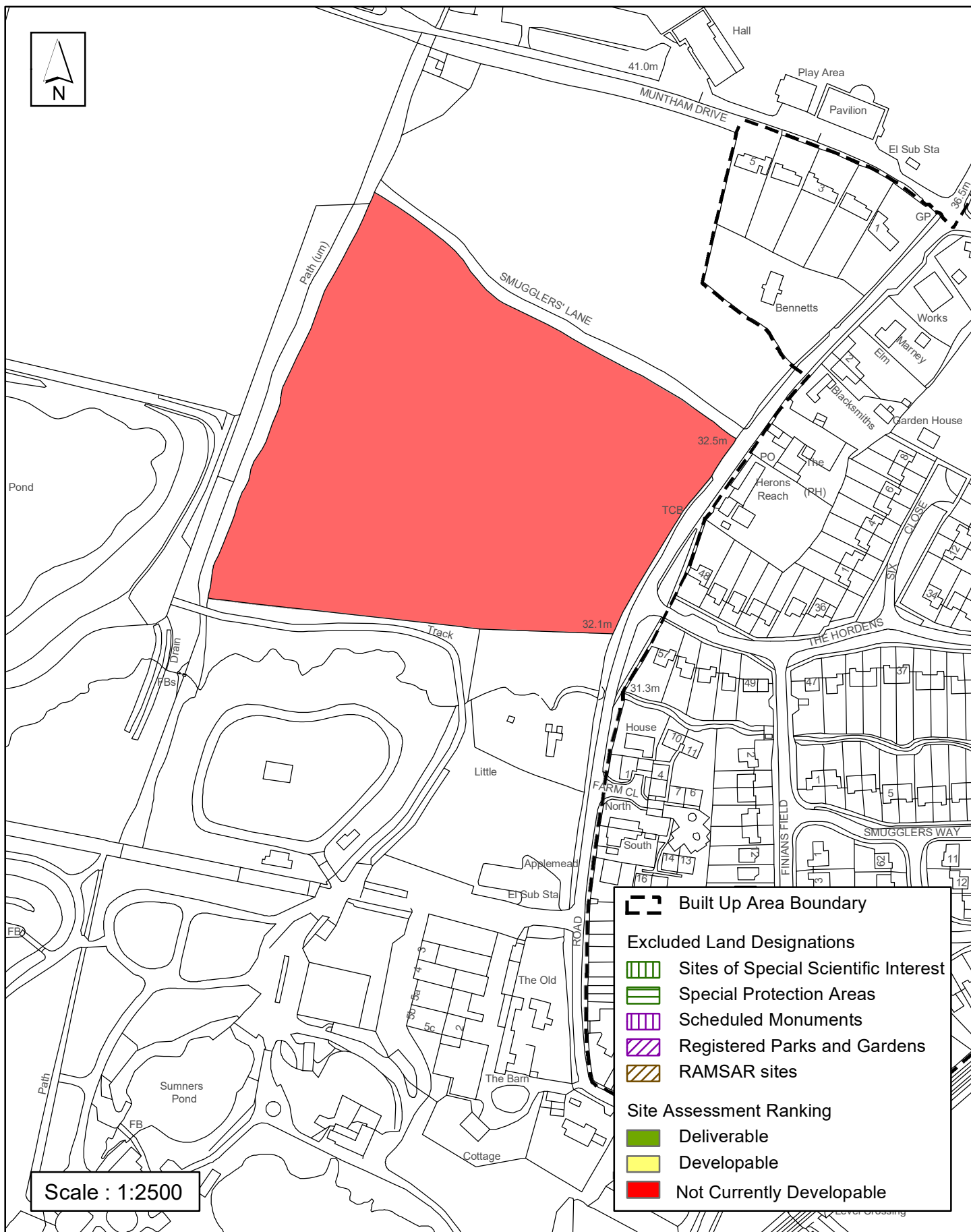
Justification

The landowner has expressed an interest in developing the site meaning it is 'available'. The site is in the countryside adjacent to the western edge of the built up area boundary of Barns Green, which is classified as a medium village in Policy 3 of the Horsham District Planning Framework(HDPF), having moderate level of services and facilities. Unless allocated for development through the review of the Horsham District Planning Framework 2015 (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. In addition, this site, although located adjacent to the settlement edge, is not well related to the built form of the village. It is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 006 : Land south of Smugglers Lane, Barns Green



Parish	Itchingfield
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SHLAA Reference	SA130	Site Name	West of the Arun Valley Railway
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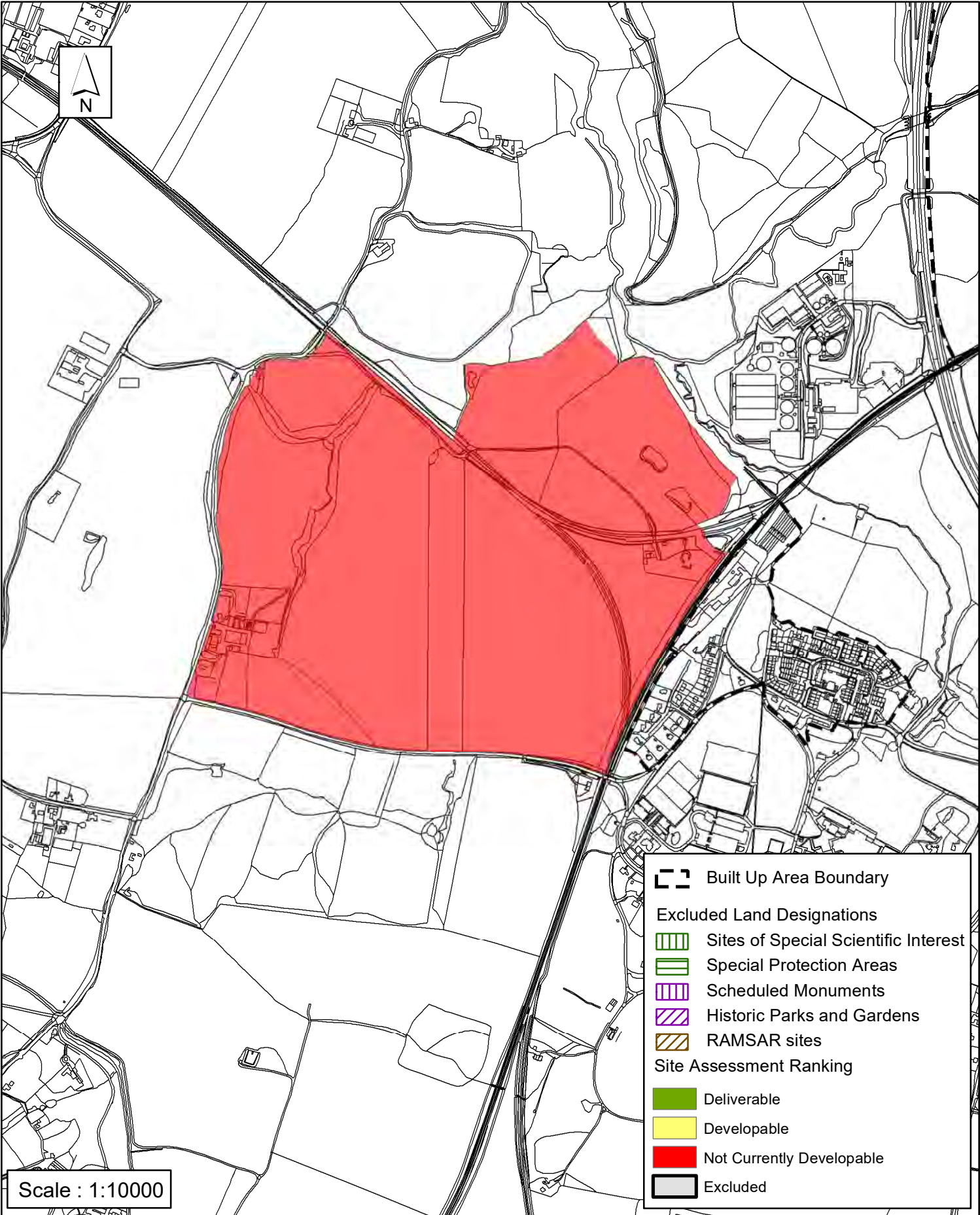
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Christ's Hospital, Itchingfield		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	73.1	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

This is a strategic scale site in the countryside west of Christ's Hospital, separated from the settlement by the Arun valley railway line near Christ's Hospital Station. The site has severe access problems due to the rural nature of the surrounding road network and the poor access to the station from west of the railway line. The proximity of the sewage works to the east and the restored municipal waste landfill site (Baystone Pit) to the north are likely to be a constraint to development of the northern part of the site. A site of this scale would need to be considered through the local plan review as a potential new settlement and there are a number of infrastructure issues which would need to be addressed. Unless allocated for development within the revised Horsham District Planning Framework (HDPF) or a made Neighbourhood Plan, any development would be contrary to Policies 1 to 4 and 26 of the current HDPF. It is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Parish	Itchingfield
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SHLAA Reference	SA344	Site Name	Land rear of Two Mile Ash Road Barns Green
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land to rear of Two Mile Ash Road, South of Parson's Brook, Barns Green
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.2
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	0
		Suitable	<input type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input type="checkbox"/>

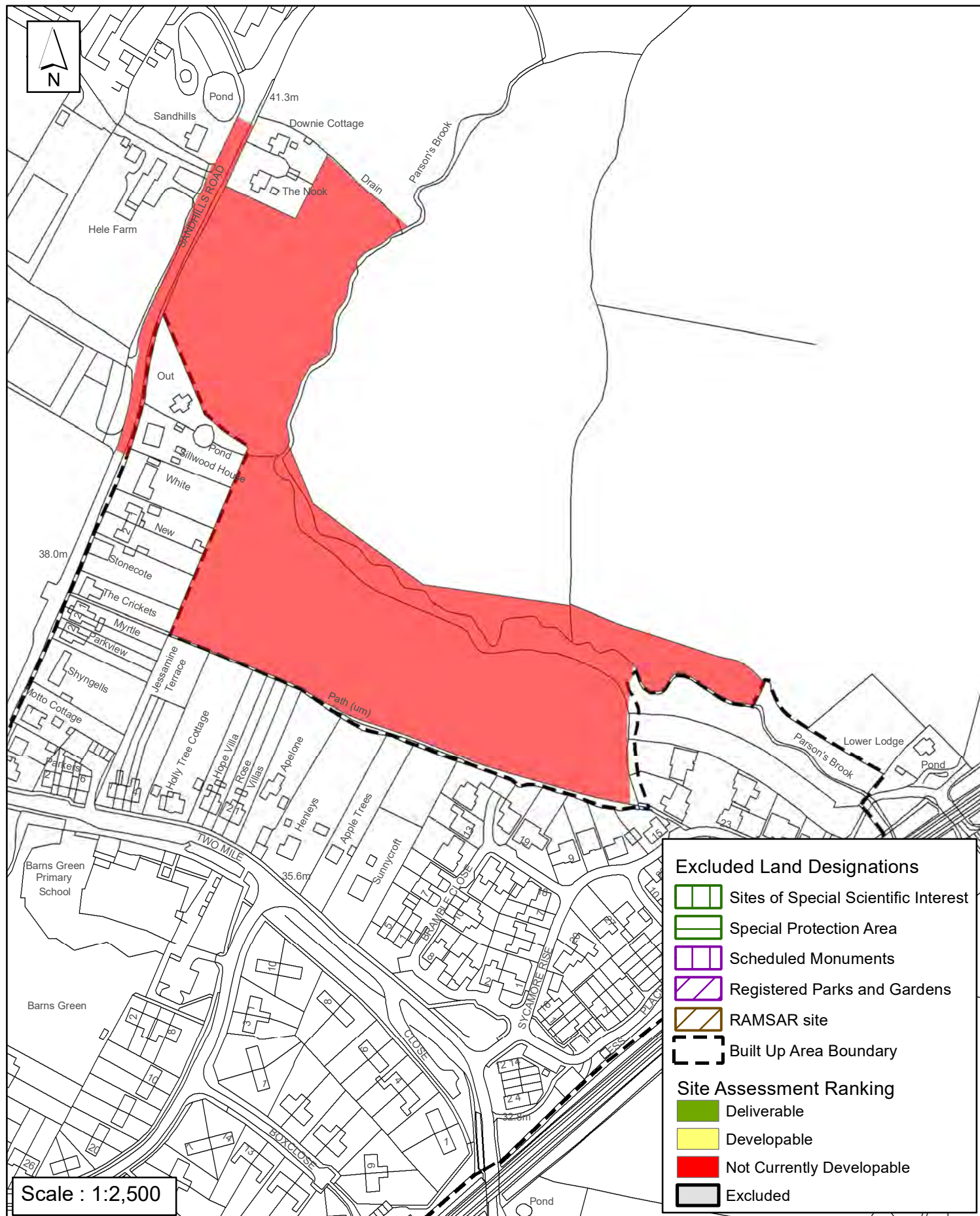
Justification

A planning consultant on behalf of the land owner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside, outside the defined built-up area boundary of Barns Green, which is identified as a medium village in Policy 3 of the Horsham District Planning Framework, having moderate level of services and facilities. Ancient Woodland and Bat Sustenance Zone are present within the site boundary. 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 1-4 and 26 with some conflict to Policy 31 of the HDPF. The site is therefore considered 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 344: Land rear of Two Mile Ash Road, Barns Green, Itchingfield



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Date: 08/09/2014

Revision: 25/10/2018

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

Parish	Itchingfield
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SHLAA Reference	SA510	Site Name	Land South of Muntham Drive Barns Green
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land to the West of Chapel Road, South of
Years 6-10 Developable	<input type="checkbox"/>		Muntham Drive, Barns Green
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.85
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	0
		Suitable	<input type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input type="checkbox"/>

Justification

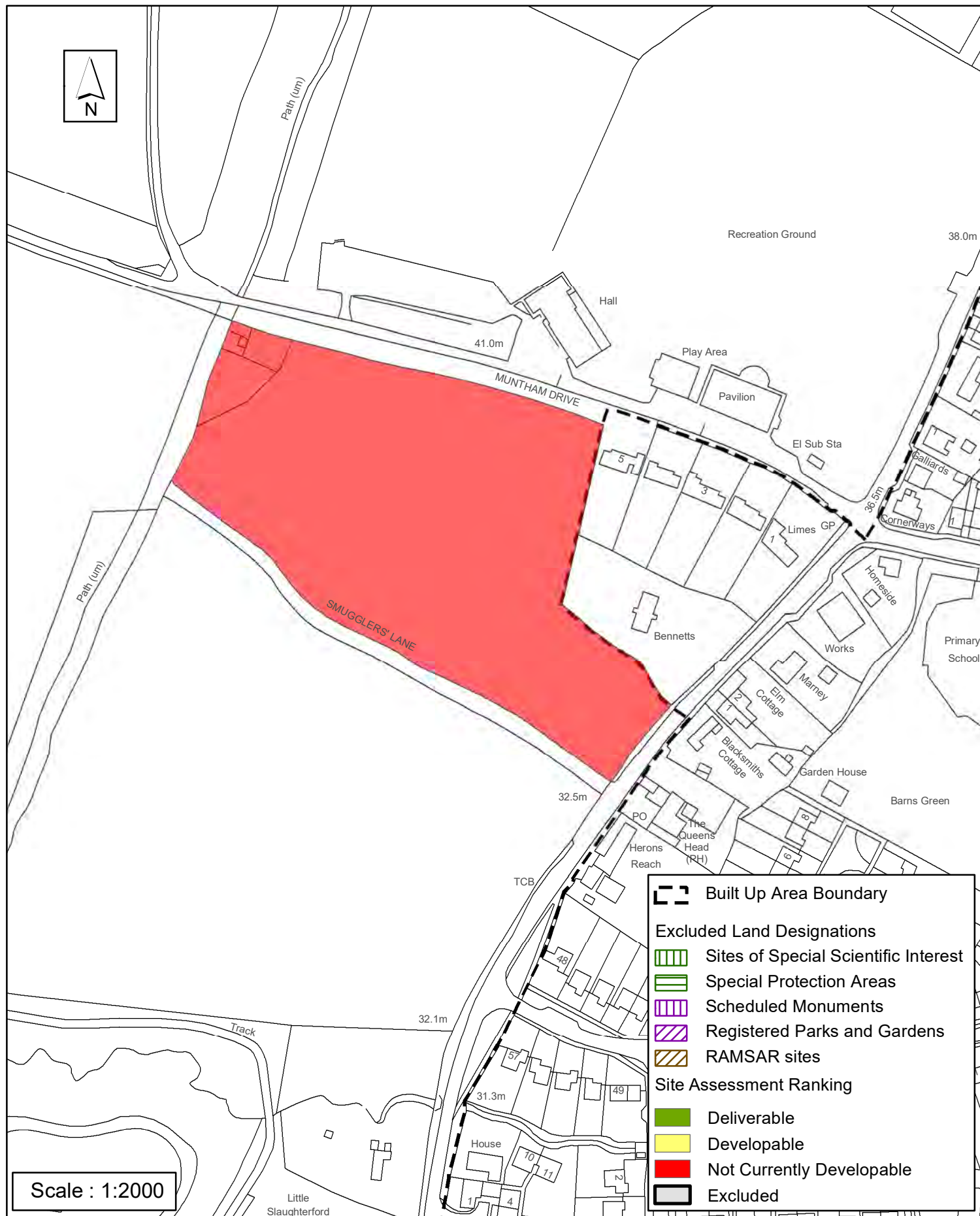
The planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site is located in the countryside and abuts the western edge of the Barns Green BUAB which is defined as a Medium Village by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. The site lies within a Bat Sustenance Zone and there are public rights of way running along the western and southern boundaries of the site. The Great Field Rue area of Ancient Woodland lies in close proximity to the south western corner of the site. Four Grade II listed buildings also lie in close proximity to the eastern edge of the site.

Unless allocated for development through the review of the HDPF or a made neighbourhood plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-510 : Land South of Muntham Drive Barns Green



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Parish	Itchingfield
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SHLAA Reference	SA522	Site Name	Itchingfield School
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Itchingfield School and Glebe, Itchingfield Road		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.71	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

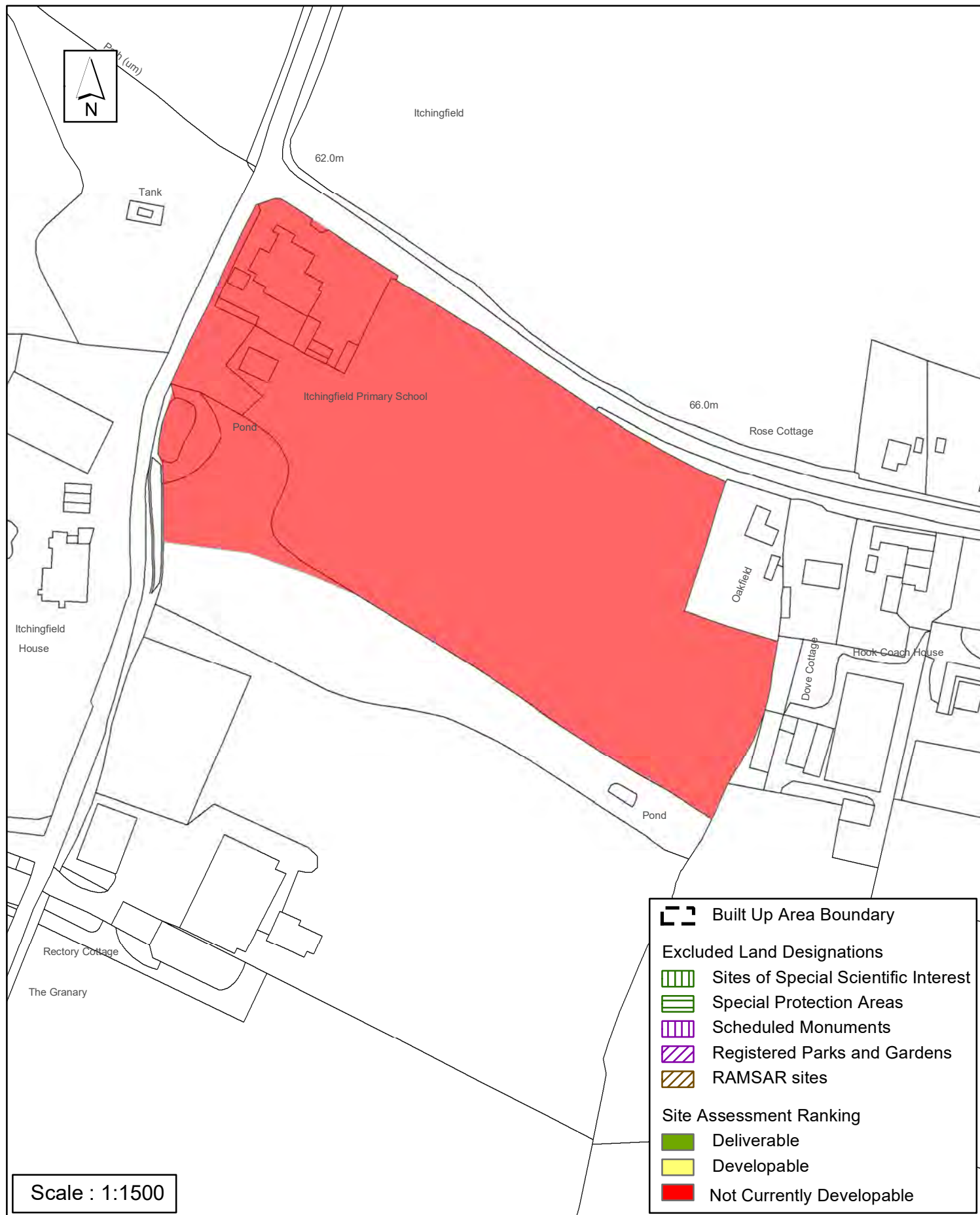
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in the countryside in the centre of Itchingfield, 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. The site is a former primary school and lies within a Bat Sustenance Zone. To the immediate south west lies the Grade II listed Itchingfield House and to the north, beyond a field, is the Itchingfield Conservation Area. Unless allocated for development or similar 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 and the site is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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SA522 : Itchingfield School



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Parish	Itchingfield
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SHLAA Reference	SA613	Site Name	Land at Slaughterford Farm (Sumners Pond)
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Slaughterford Farm, Barns Green	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.5	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>

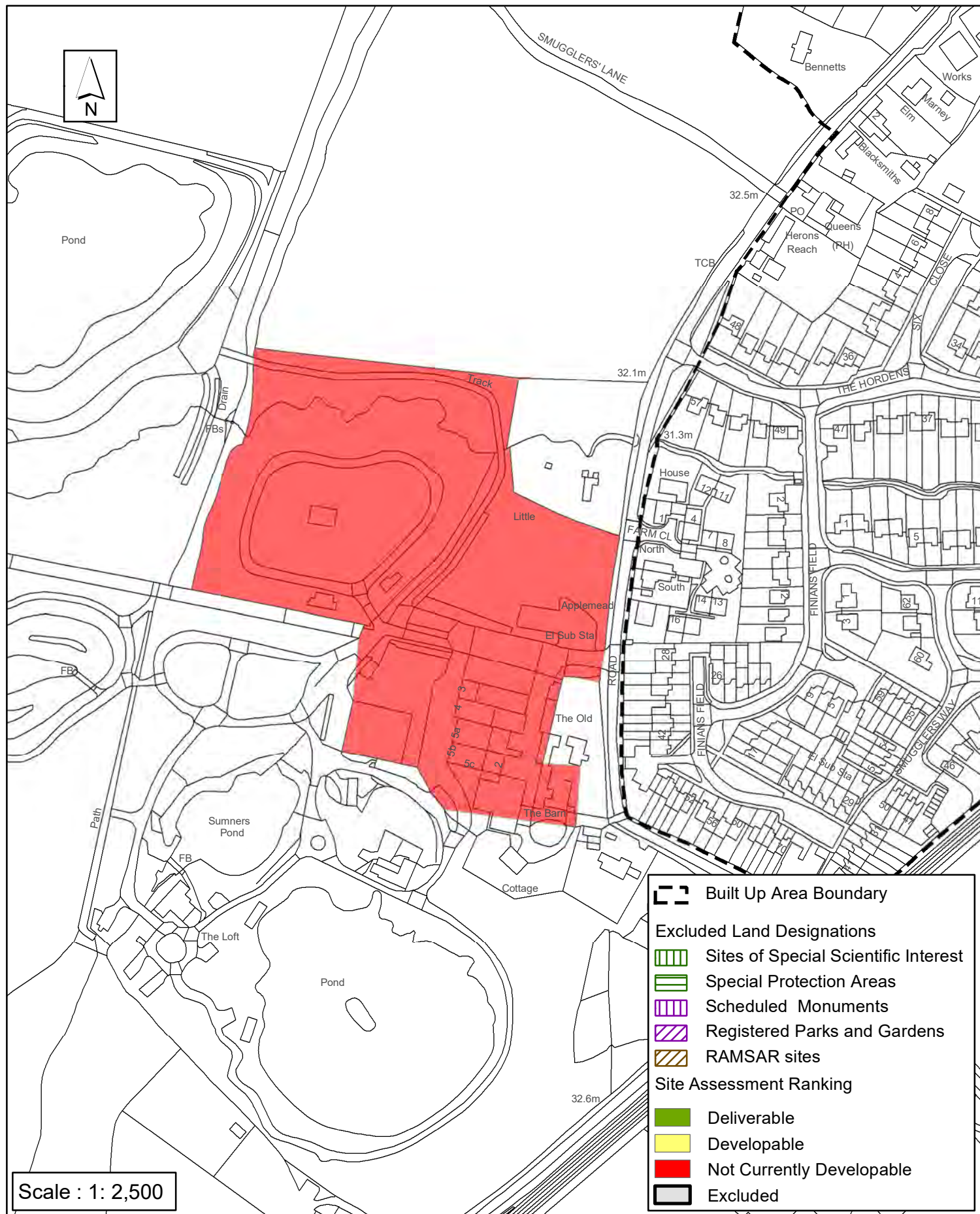
Justification

The landowner has expressed an interest in developing the site for mixed use meaning it is 'available'. The site is in the countryside adjacent to the built up area boundary of Barns Green, which is classified as a medium village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having moderate level of services and facilities. The HDPF Bat Sustenance Zone is present within the site boundary and Ancient Woodland adjoins the western boundary. The northern half of the site is open land and the southern part is an existing employment estate. 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 with some conflict with Policy 31 of the HDPF. The site is therefore considered 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-613 : Land at Slaughterford Farm (Sumners Pond), Itchingfield



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Parish	Itchingfield
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SHLAA Reference	SA622	Site Name	Land at Wellcross
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Wellcross Farm Cottage, Wellcross Lodge, Five Oaks Road, Slinfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	8.13	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

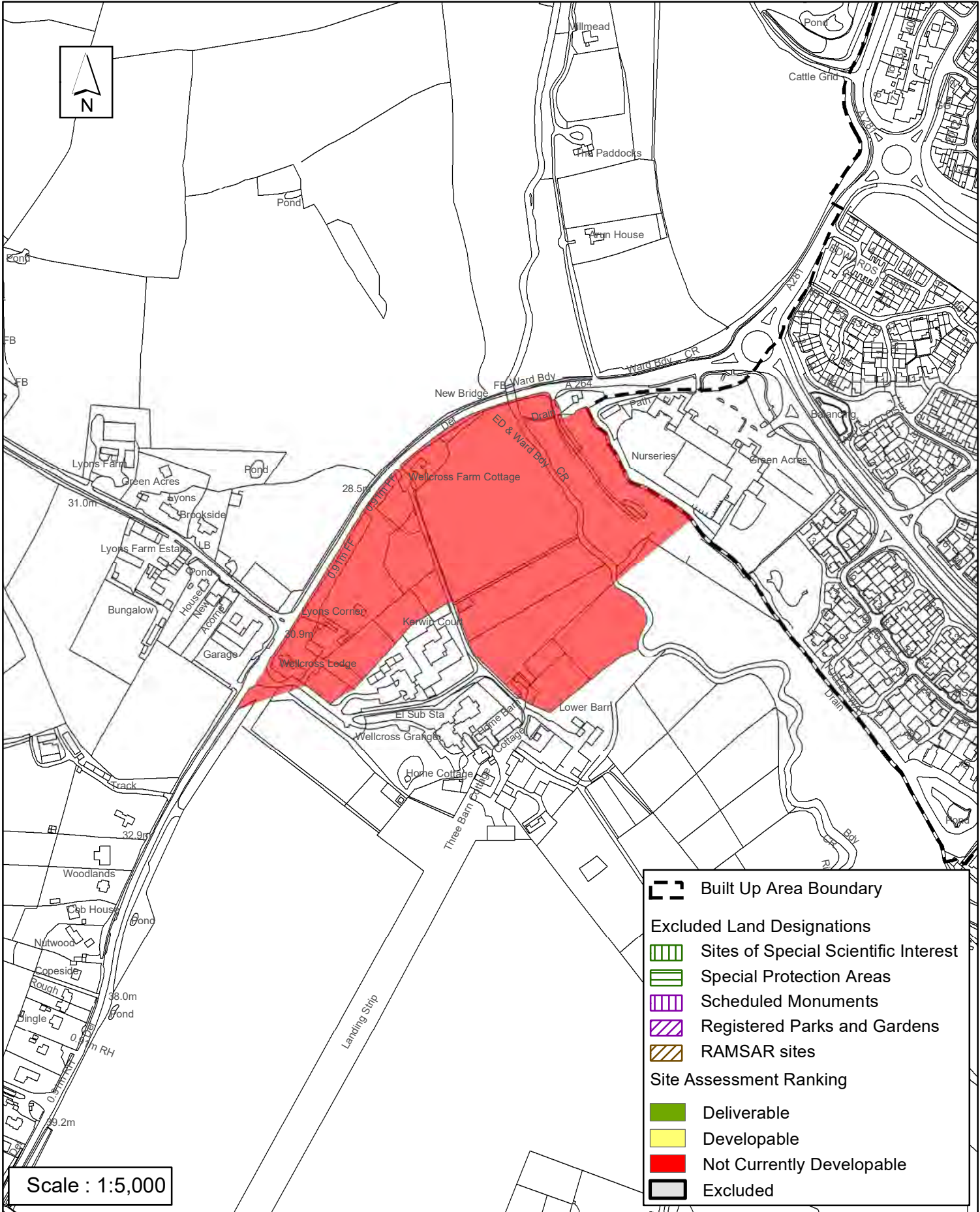
Justification

A planning consultant has expressed an interest in developing the site meaning it is 'available'. The site is located in the countryside south west of the built up area boundary of Broadbridge Heath, which is classified as Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF) with a good range of services and facilities. The HDPF Bat Sustainance Zone is present and an area of land is at risk of flooding (Flood Zone 2 & 3). 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 1-4 and 26 with some conflict to Policy 31 and 38 of the HDPF. The site is therefore considered 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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SA - 622 : Land at Wellcross, Five Oaks Road, Itchingfield
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Barbara Childs : Director of Place

Parish	Itchingfield
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SHLAA Reference	SA649	Site Name	Land at Plumtree Cross Lane, Bucks Green
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Plumtree Cross Lane, Bucks Green
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.639
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	0
		Suitable	<input type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input type="checkbox"/>

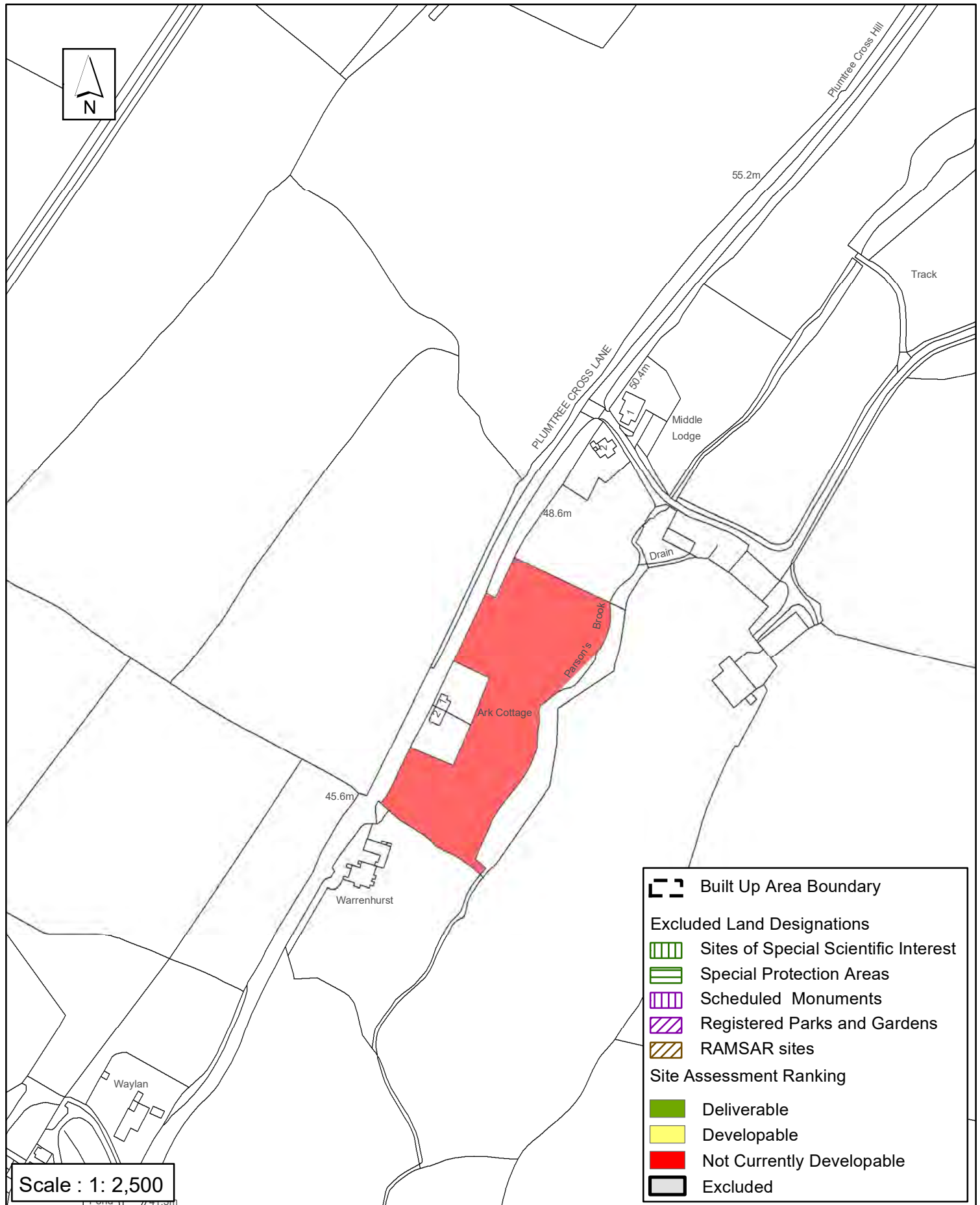
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in a relatively isolated location, unrelated to a settlement edge. Development in this location is assessed to be unsustainable. It is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF and the site is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 649 : Land at Plumtree Cross Lane, Bucks Green, Itchingfield



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