

West Chiltington Parish

West Chiltington Parish

The following sites have been considered as part of the June 2016 SHELAA Assessment for West Chiltington 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 'deliverable' -1-5 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 West Chiltington Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA066	Land at Hatches Estate	Broadford Bridge Road, West Chiltington	Yellow (6-10 Years Developable)	15
SA014	Land north of Finches Lane	West Chiltington	Not Currently Developable	0
SA059	Hatches Estate, Holding 132	Hatches Estate, W Chiltington	Not Currently Developable	0
SA319	Land at Smock Alley	West Chiltington	Not Currently Developable	0
SA429	Land West of Smock Alley, South of Little Haglands	Smock Alley, West Chiltington	Not Currently Developable	0
SA500	Land East of Hatches House	North of East Street, West Chiltington	Not Currently Developable	0

Sites submitted to the SHELAA for West Chiltington Parish but excluded from further assessment:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA174	The Winery	Southlands Lane, West Chiltington	This site is considered for commercial use and is therefore excluded from the residential assessment. NO MAP
SA240	Unit 4 Haglands Lane	Unit 4 Haglands Lane	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
SA243	Bracklyn	Harborough Hill, West Chiltington	COMPLETE
SA452	Fly Farm (Units W,X,Y)	Sinnocks, West Chiltington	The site has been considered for commercial use and is therefore excluded from the residential assessment
SA503	Willetts Farm	Broadford Bridge Road, West Chiltington	The site has been considered for commercial use and as such is excluded from the residential assessment
SA597	Land at Steepwood Farm	Adversane Lane , Adversane	Duplicate site area considered within SA294

Parish	West Chiltonington
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SHLAA Reference	SA066	Site Name	Land at Hatches Estate
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Broadford Bridge Road, West Chiltonington		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	4	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	15	Achievable	<input type="checkbox"/>
				Viable	<input checked="" type="checkbox"/>

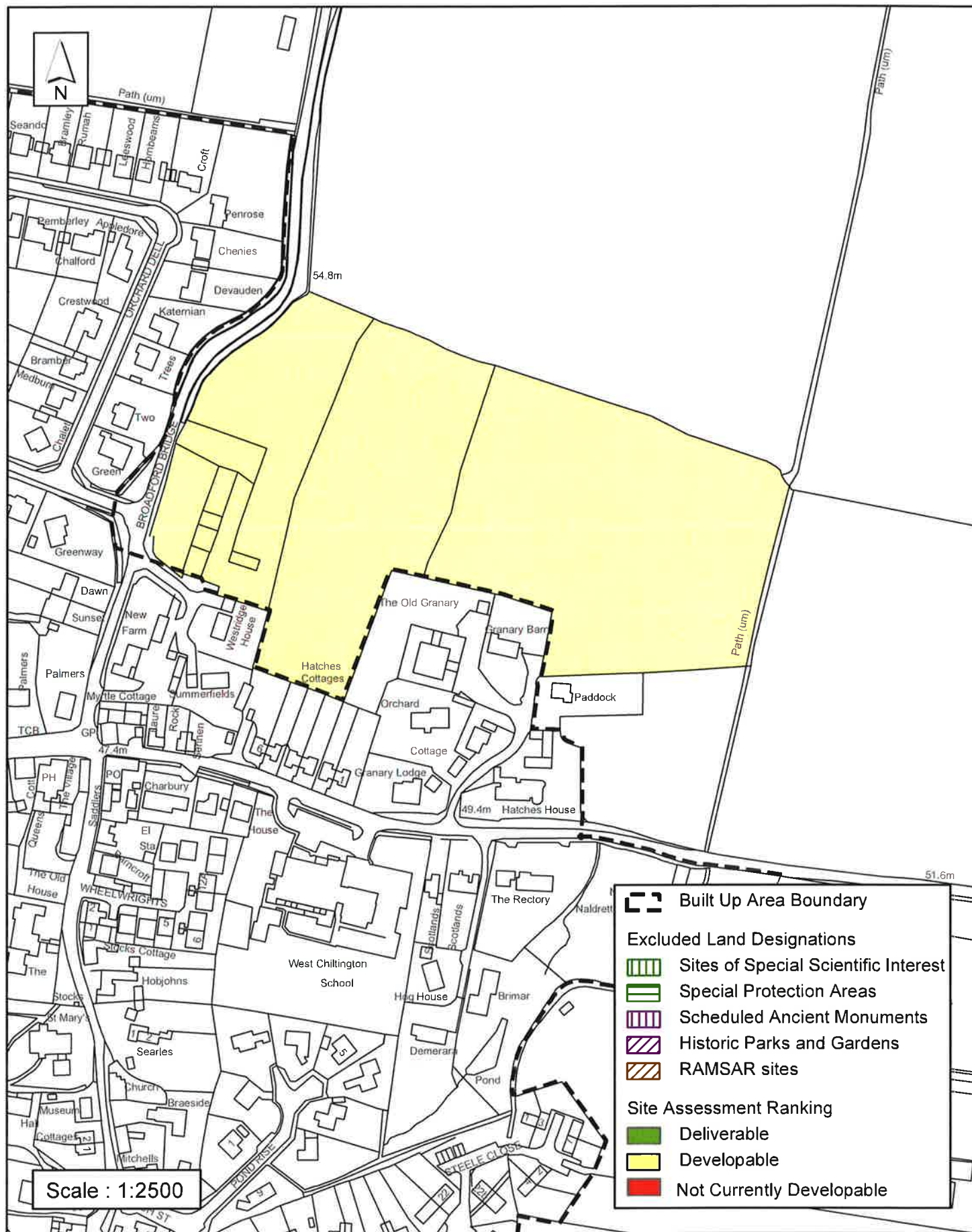
Justification

This site abuts the boundary of the existing settlement and a small amount of development along the western edge of the site could be suitable. The site is also controlled by WSCC who have expressed an interest in developing the site. The site is therefore considered to be available. There are however a number of constraints to the site such as access and topography and these could make development unachievable in the short term. The site is subsequently assessed as developable 6-10 years. A scheme of this size would likely be delivered in a single phase.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 066 : Land at Hatches Estate, West Chiltington



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Horsham District Council

Park North, North Street, Horsham,
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Head of Strategic & Community Planning, Jill Scarfield

Parish**West Chiltington**

SHLAA Reference SA014 **Site Name** Land North of Finches Lane, West of Mill Road

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	West Chiltington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.4	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

The site adjoins the edge of the built up area with the majority of the site covered by a TPO. Development here would have an impact on the surrounding rural countryside, but a small amount could be accommodated if the impact was reduced and the potential access issues were resolved. Whilst the site is under single ownership, it was not possible to contact the landowner, therefore availability is unknown. Due to this and other constraints, the site is assessed as not currently developable.

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

Scale : 1:2500

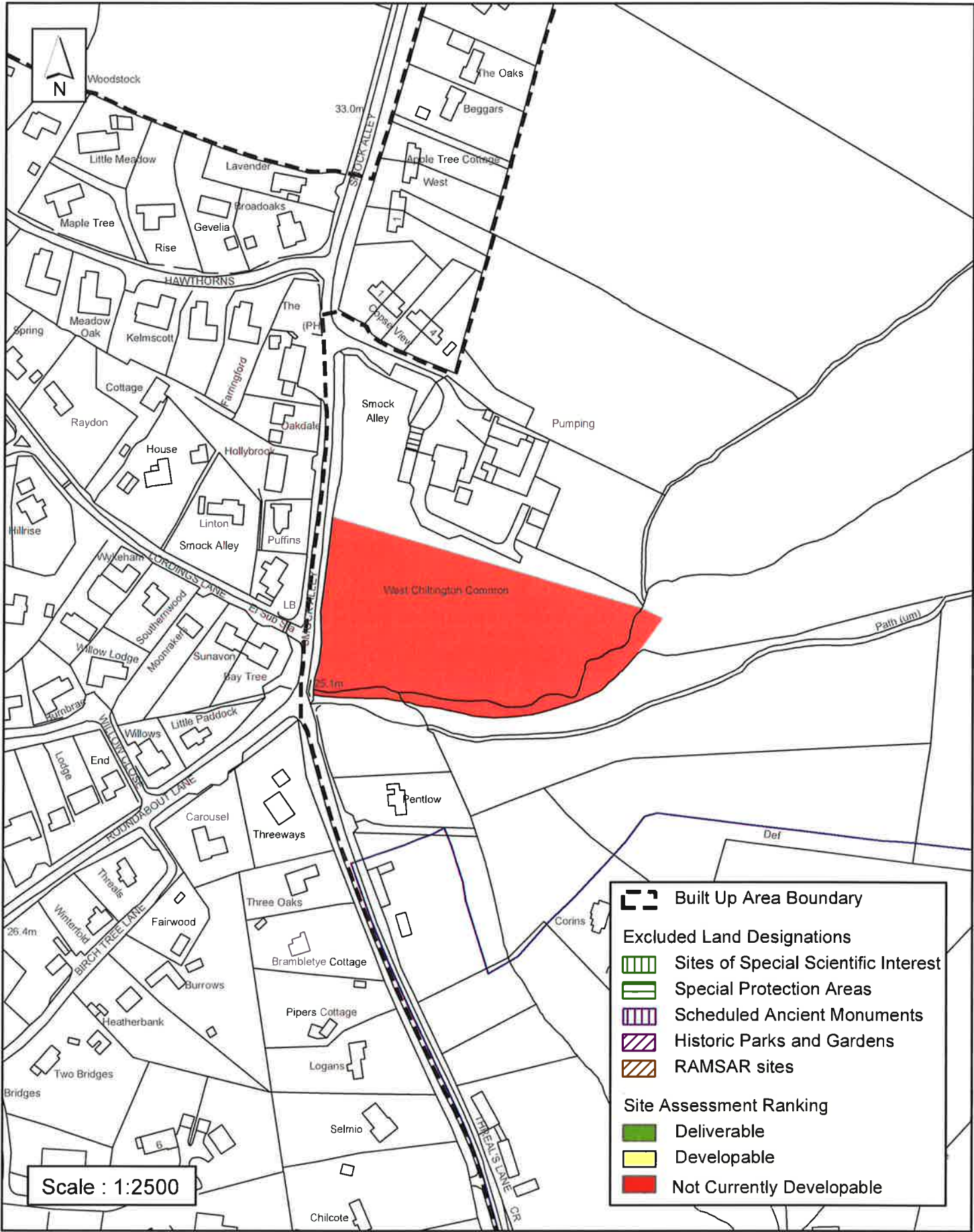
Legend:

- Built Up Area Boundary** (Dashed line)
- Excluded Land Designations**
 - Sites of Special Scientific Interest (Green hatched)
 - Special Protection Areas (Green solid)
 - Scheduled Ancient Monuments (Purple hatched)
 - Historic Parks and Gardens (Pink hatched)
 - RAMSAR sites (Orange hatched)
- Site Assessment Ranking**
 - Deliverable (Green solid)
 - Developable (Yellow solid)
 - Not Currently Developable (Red solid)

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SA - 319: Land at Smock Alley, West Chilton Common

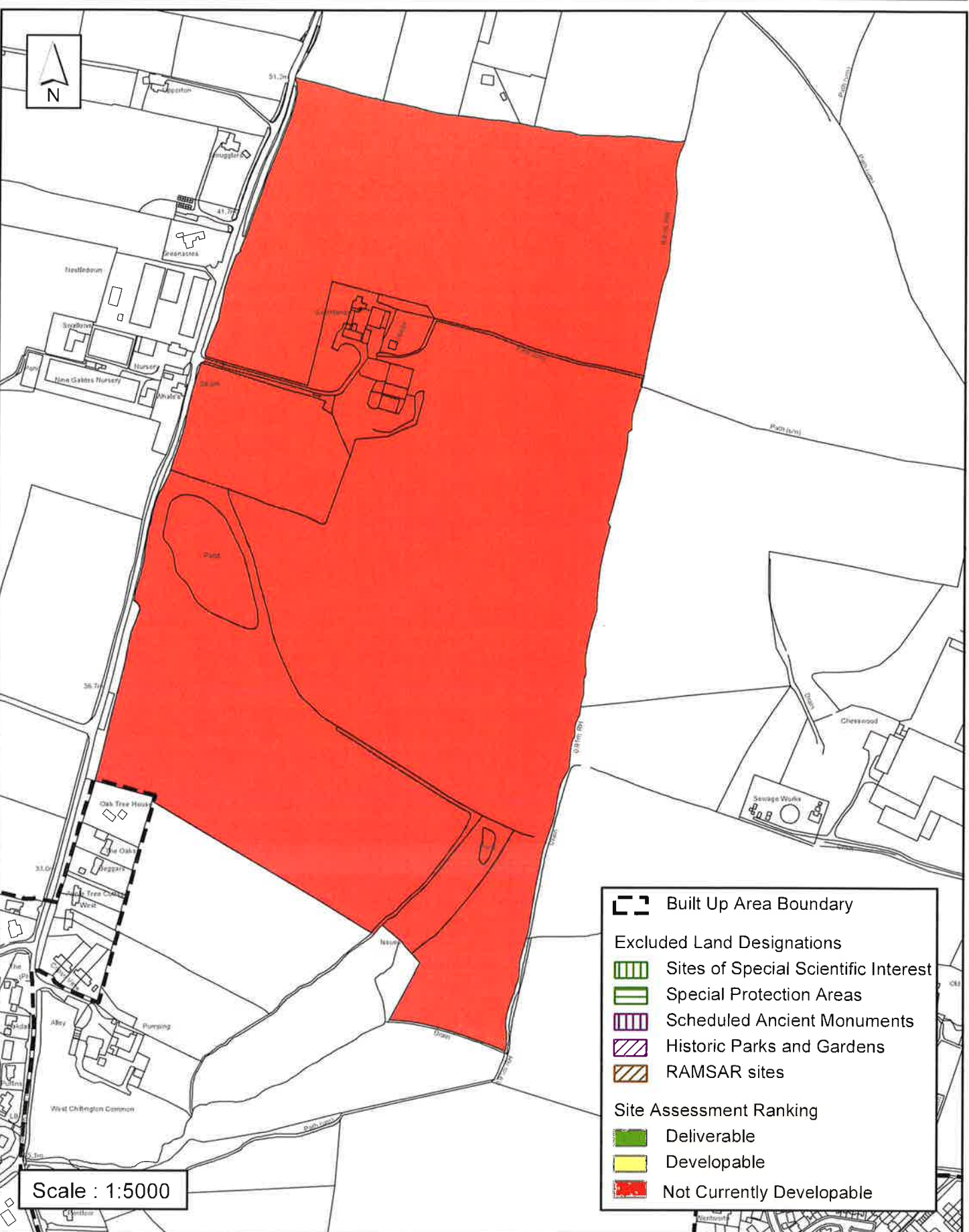


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SA - 059 : Land at Southlands, Southlands Lane West Chiltington



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Parish**West Chiltington**

SHLAA Reference SA319 **Site Name** Land at Smock Alley

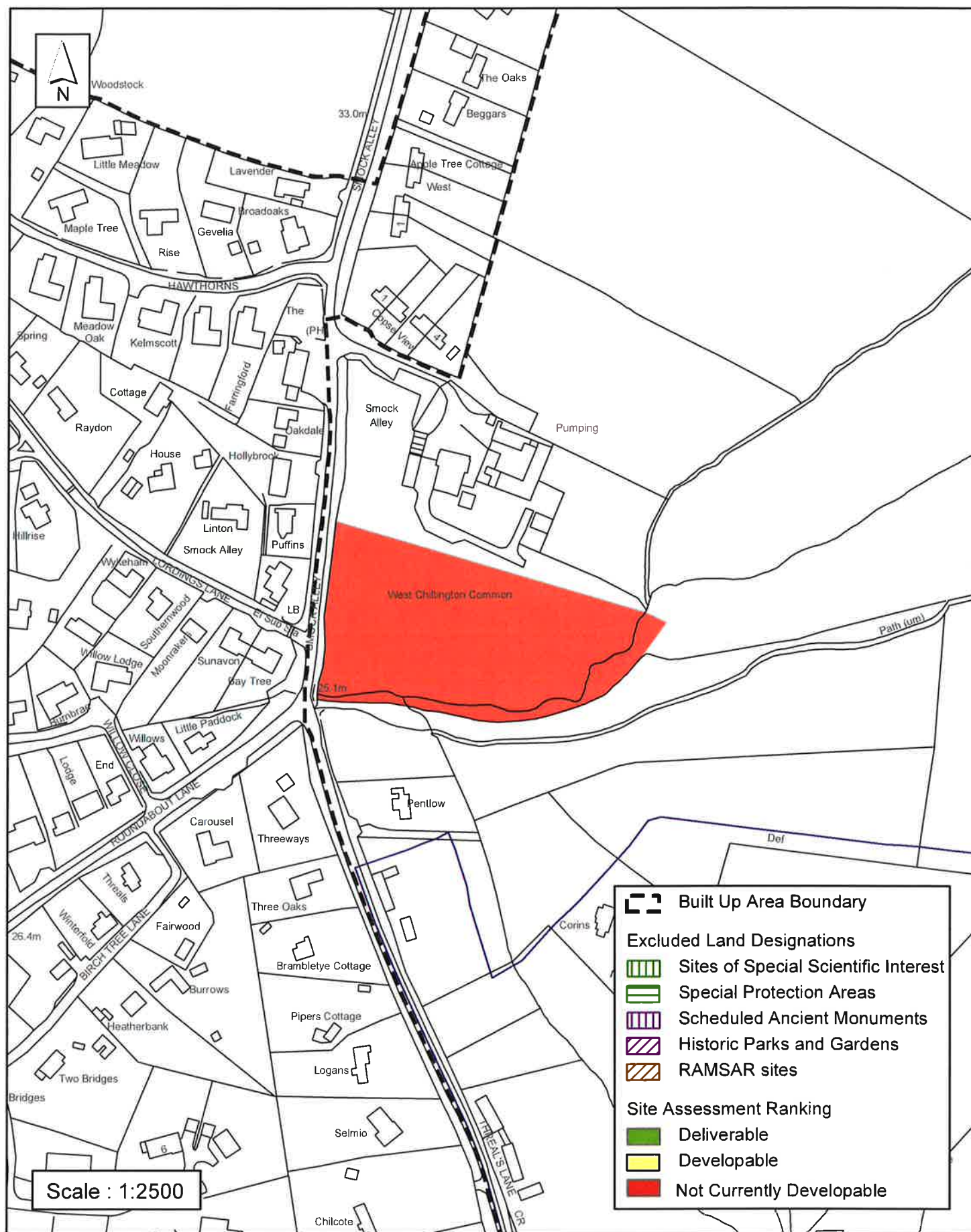
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	West Chiltington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield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

Justification

The site is in a rural location, beyond the village boundary. Residential development on this site would extend the settlement into the rural area towards woodland and impact on the rural setting of this part of the village, as such it is considered unachievable at this time. The western portion of the site may be considered for small scale residential development, however the potential yield would fall below the SHLAA threshold of 6 dwellings. The site is considered Not Currently Developable.

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

SA - 319: Land at Smock Alley, West Chilmington Common



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Horsham District Council

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Head of Strategic & Community Planning, Jill Scarfield

Parish	West Chiltonton
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SHLAA Reference	SA429	Site Name	Land West of Smock Alley, S of Little Haglands		
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land West of Smock Alley, West Chiltonton		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.32	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"/>
				Viable	<input type="checkbox"/>

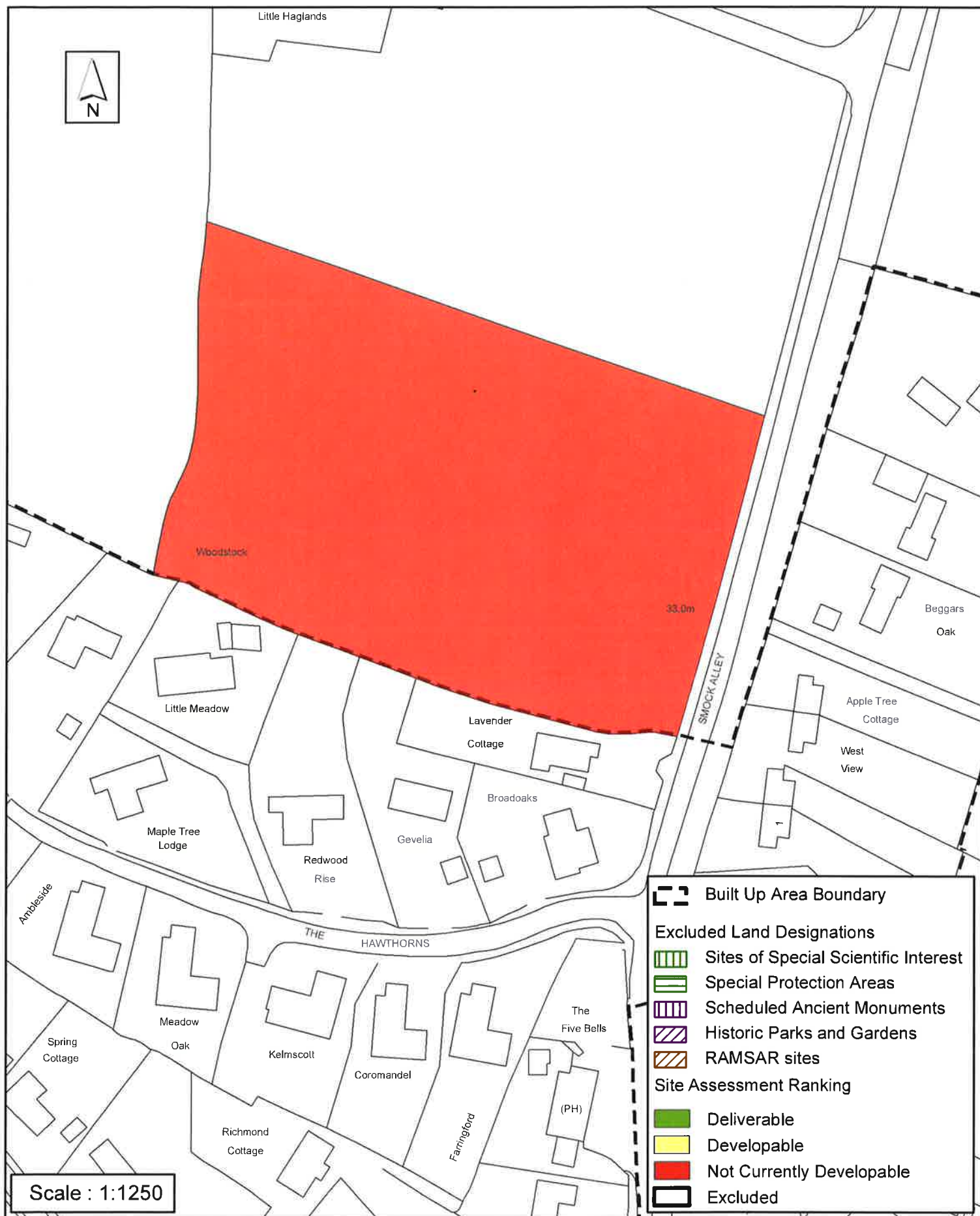
Justification

The site is currently a greenfield site located adjacent to the settlement edge of West Chiltonton. An application for 19 dwellings (DC/15/1389) on site was refused on the grounds of over development and landscape impacts. This decision was tested at appeal and the Planning Inspector confirmed that the landscape value of the site contributed towards settlement separation. On this basis any development in this location could erode settlement separation which would conflict with local policy. 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 - 429 : Land West of Smock Alley, West Chiltington



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Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	West Chiltington
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SHLAA Reference	SA500	Site Name	Land East of Hatches House
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land East of Hatches House, North of East Street, West Chiltington	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.51	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

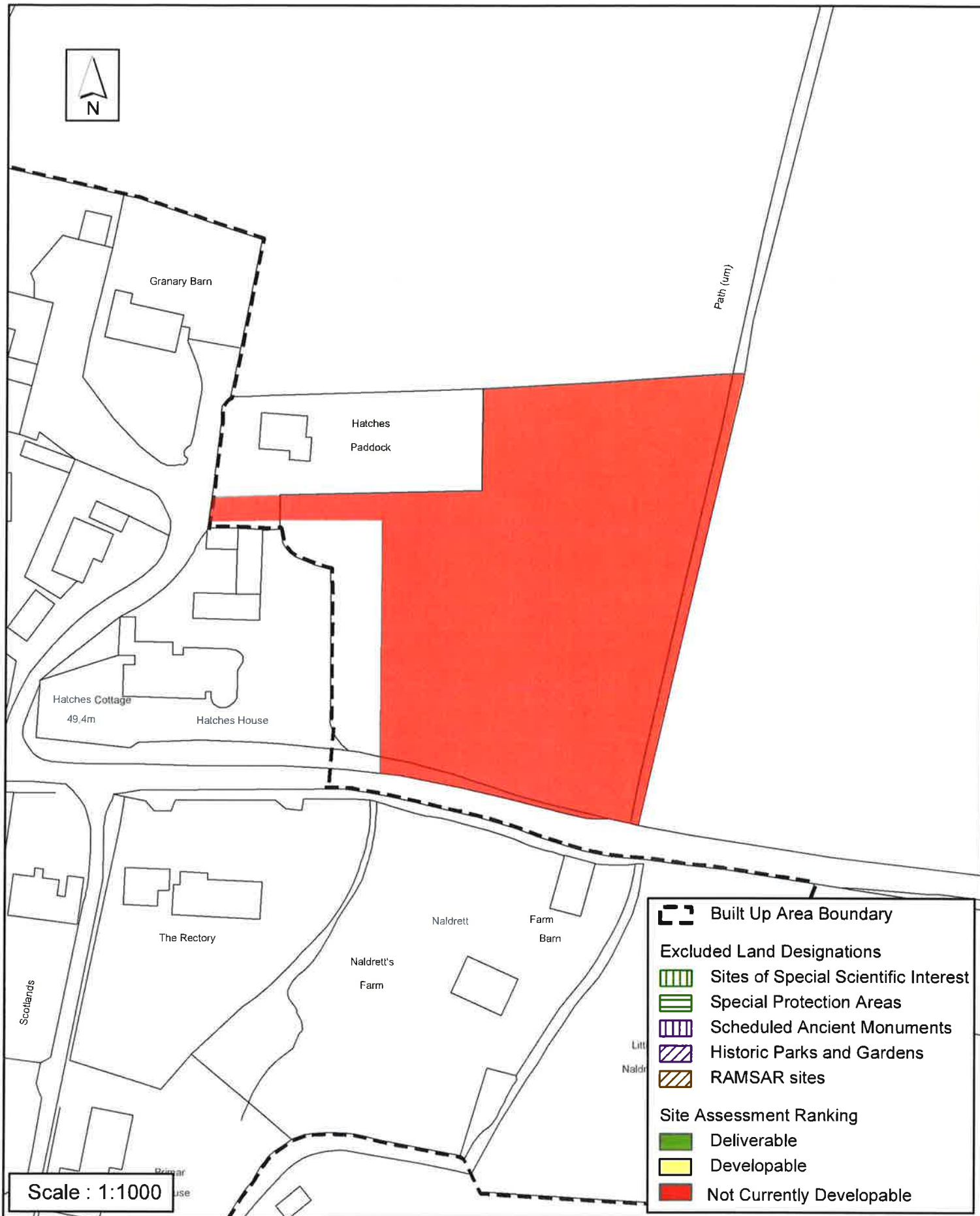
Justification

The site is in a countryside location, abutting the settlement edge of West Chiltington. The site is surrounded by low density development and there is a Listed Building (Naldretts Farm) to the south. The site has not been identified in the emerging West Chiltington Neighbourhood Development Plan and it is questionable whether the site area would be sufficient to deliver the necessary 6 units to be considered as part of the SHLAA assessment. The site is 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-500 : Land to the East of Hatches House, East Street, West Chiltington



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Date: 29/04/2015

Revision:

Horsham District Council

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Head of Strategic & Community Planning, Jill Scarfield

Parish	West Chilmington
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SHLAA Reference	SA174	Site Name	The Winery
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Southlands Lane, West Chilmington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.03	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	This site is considered for commercial use and is therefore excluded from the residential assessment
Lapsed PP	<input type="checkbox"/>	Date	

Parish	West Chiltington
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SHLAA Reference	SA240	Site Name	Unit 4 Haglands Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Unit 4 Haglands Lane		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>
Justification					

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
Lapsed PP	<input type="checkbox"/>	Date	

Horsham District Council

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Parish	West Chiltington
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SHLAA Reference	SA243	Site Name	Bracklyn
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Harborough Hill, West Chiltington	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.07	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

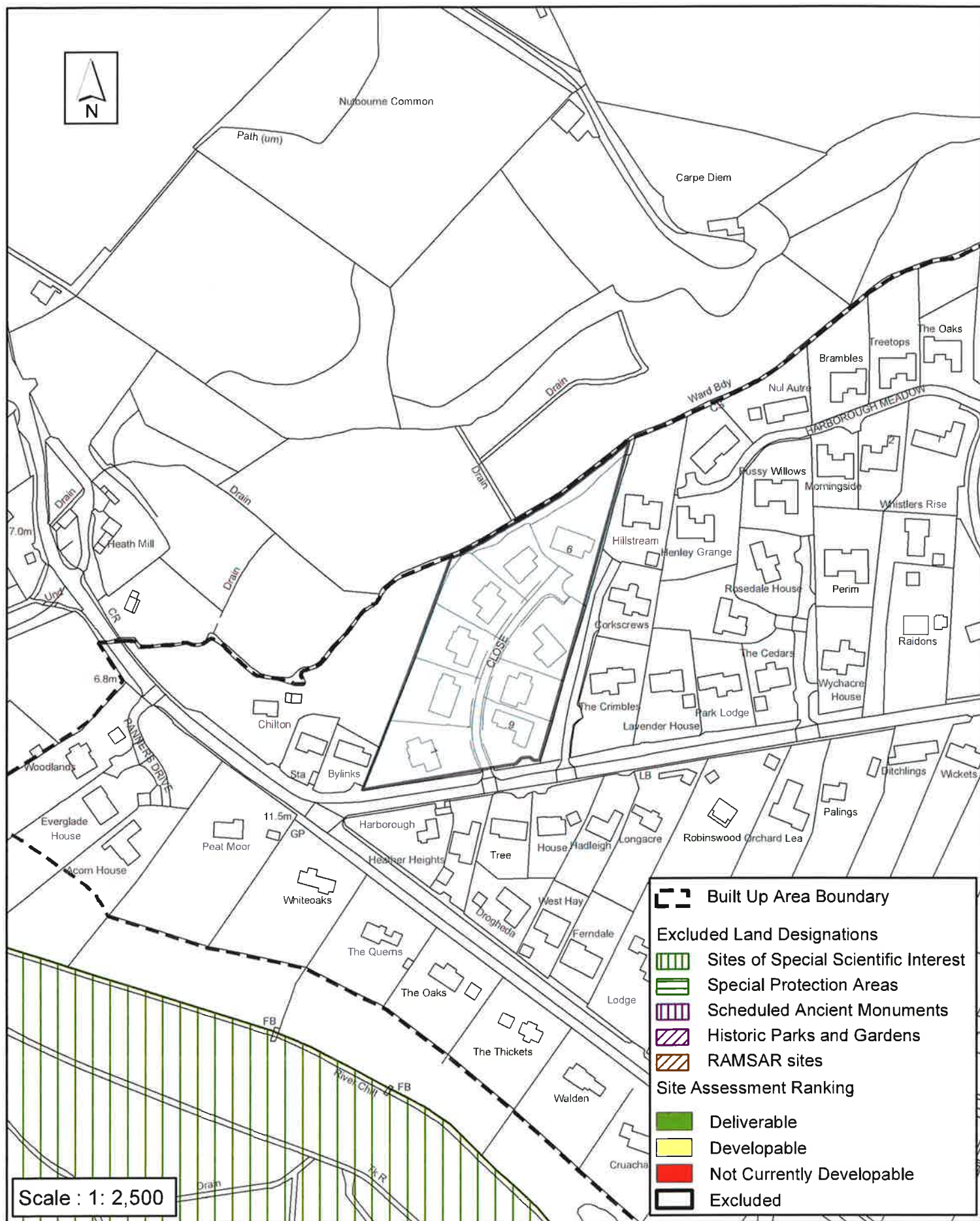
Justification

DC/11/2621 The demolition of the existing house, Bracklyn and construction of 9 new detached (4 x 2 bedroom and 5 x 3 bedroom) single storey dwellings with associated external works PERMITTED.

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	COMPLETE
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 243: Brackyn, Harbrough Hill, West Chiltington



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Chris Lyons : Director of Planning, Economic Development & Property

Parish	West Chiltington
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SHLAA Reference	SA452	Site Name	Fly Farm (Units W,X,Y)
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Sinnocks, West Chiltington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.4	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	The site has been considered for commercial use and is therefore excluded from the residential assessment
Lapsed PP	<input type="checkbox"/>	Date	

SA-452 : Fly Farm (Units W, X, Y)



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Parish	West Chiltonton
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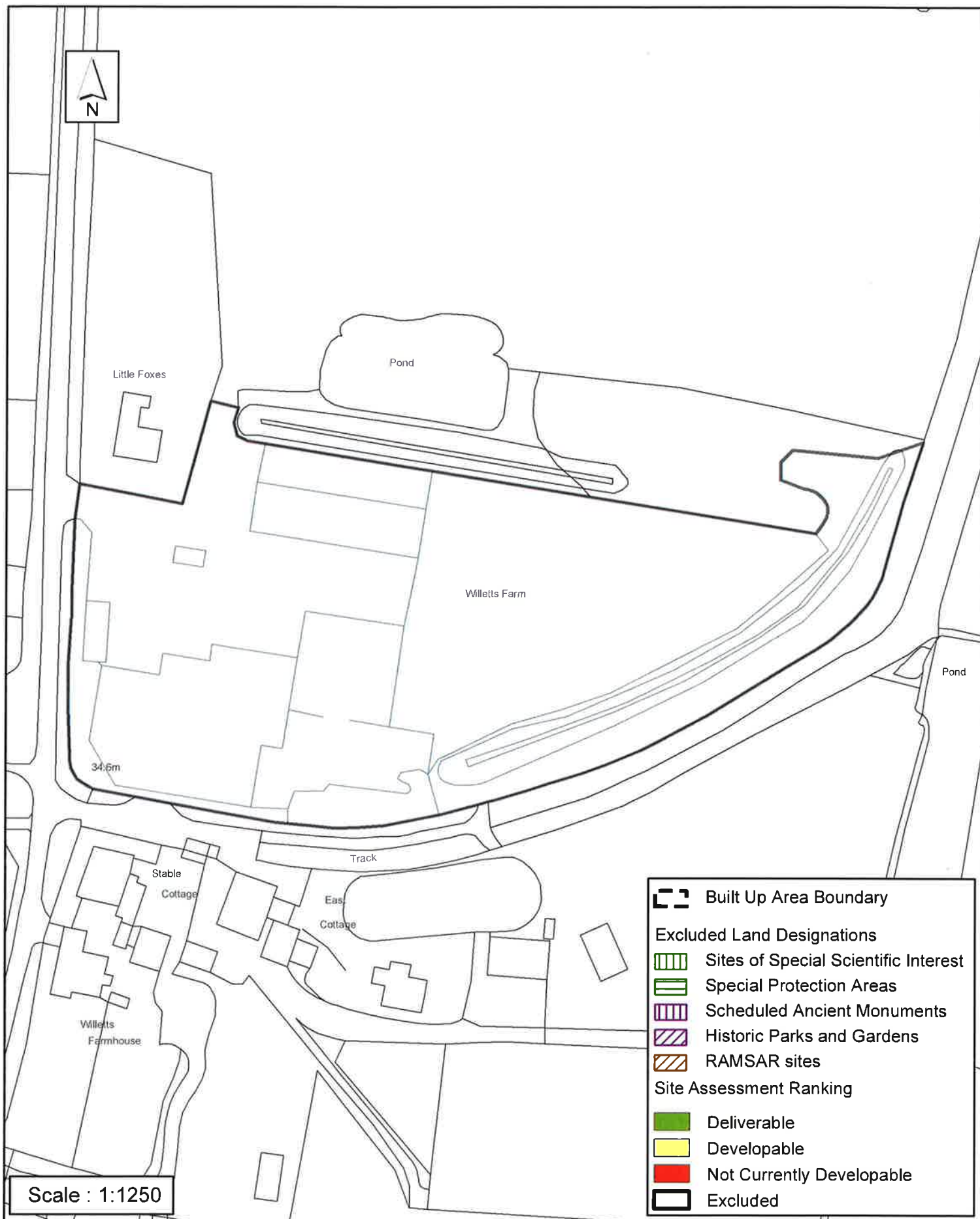
SHLAA Reference	SA503	Site Name	Willetts Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Broadford Bridge Road, West Chiltonton		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.4	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL		Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	The site has been considered for commercial use and as such is excluded from the residential assessment
Lapsed PP	<input type="checkbox"/>	Date	

SA-503 - Willetts Farm



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Horsham District Council

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Chris Lyons : Director of Planning, Economic Development & Property

Parish	West Chiltington
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SHLAA Reference	SA597	Site Name	Land at Steepwood Farm Adversane
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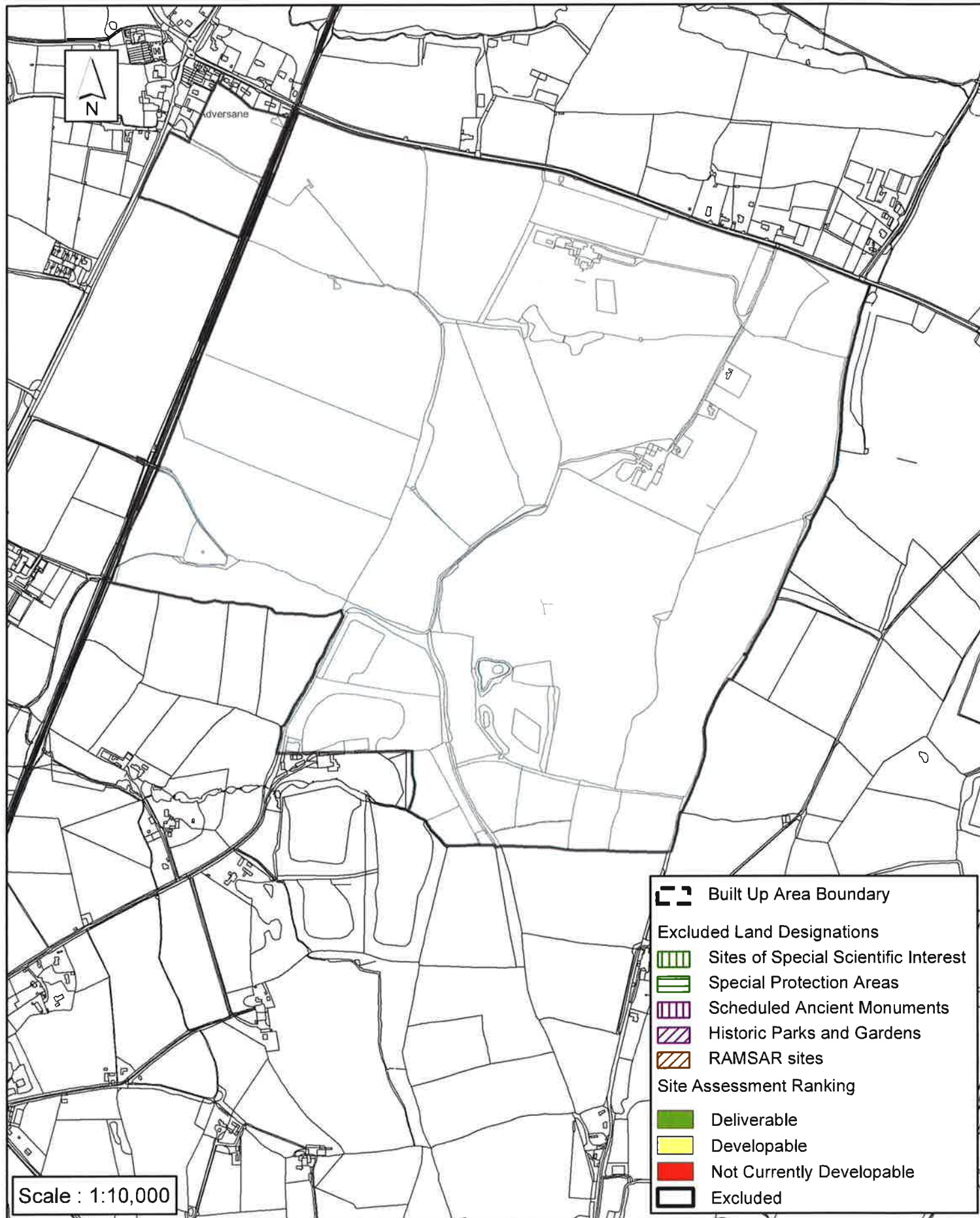
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Steepwood Farm, Adversane Lane, Adversane, West Sussex	Suitable	<input type="checkbox"/>
Years 6-10 Developable	<input type="checkbox"/>	Site Area (ha)	150.11	Available	<input type="checkbox"/>
Years 11+	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Achievable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Site Total	0	Viable	<input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	Duplicate site area considered within SA294
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Lapsed PP	<input type="checkbox"/>	Date
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SA-597 : Steepwood Farm, Adversane, West Chiltington



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