

West Chiltington Parish

West Chiltington Parish

The following sites have been considered as part of the December 2018 SHELAA Housing Land Assessment for the 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 '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 West Chiltington Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA671	Land at Steele Close and at Sinnocks	Sinnocks Farm, Sinnocks, West Chiltington	Green (1-5 Years Deliverable)	15
SA704	Chilton	West Chiltington Road West Chiltington Common	Green (1-5 Years Deliverable)	5
SA066	Land at Hatches Estate	Broadford Bridge Road, West Chiltington	Yellow (6-10 Years Developable)	15
SA014	Land north of Finches Lane	West Chiltington	Yellow (11+ Years Developable)	5
SA059	Land at Southlands	Southlands Lane	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
SA597	Steepwood Farm, Adversane	Strategic Site Option	Not Currently Developable	0

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Parish West Chiltonton

SHLAA Reference SA671 **Site Name** Land at Steele Close and at Sinnocks

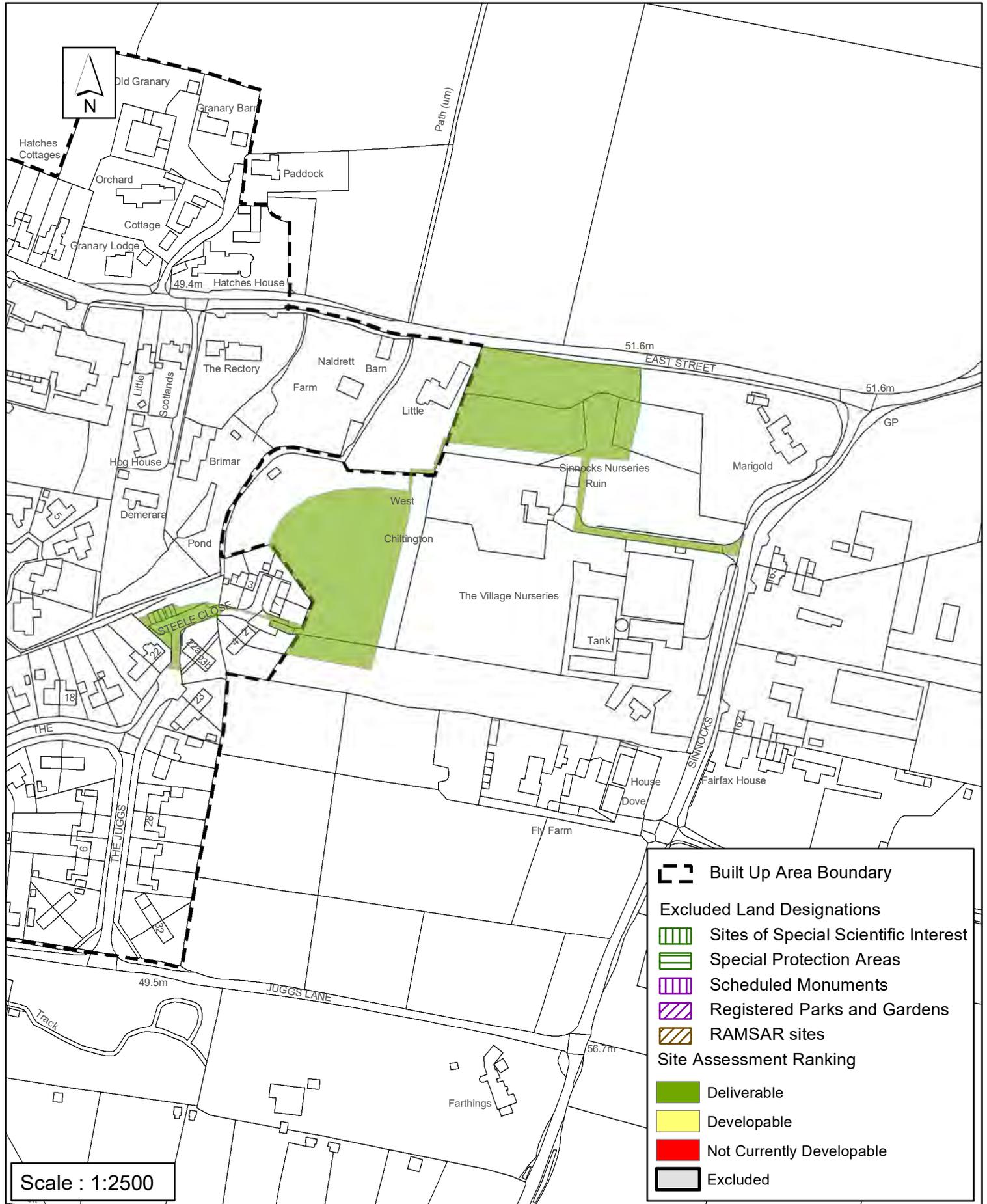
Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Sinnocks Farm, Sinnocks, West Chiltonton		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)		Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	15	Achievable	<input checked="" type="checkbox"/>

Justification

This site has planning permission for 15 dwellings via planning application DC/15/2810. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

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

SA - 671: Land at Steele Close and at Sinnocks, West Chilmington



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Date:

Revision:

Horsham District Council

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

Parish West Chiltonington

SHLAA Reference SA704 **Site Name** Chilton, West Chiltonington

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Chilton West Chiltonington Road West Chiltonington Common		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.55	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL		Available	<input checked="" type="checkbox"/>
		Site Total	5	Achievable	<input checked="" type="checkbox"/>

Justification

Planning application DC/18/0111 for the erection of 5x dwellings was permitted 18/5/18. The site is therefore assessed as deliverable in 1-5 years.

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

SA - 704: Chilton, West Chiltington



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Date: 16/07/2018

Revision:

Horsham District Council

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West Sussex RH12 1RL
Barbara Childs : Director of Place

Parish**West Chiltington**

SHLAA Reference SA066 **Site Name** Land at Hatches Estate

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Broadford Bridge Road, West Chiltington		
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"/>

Justification

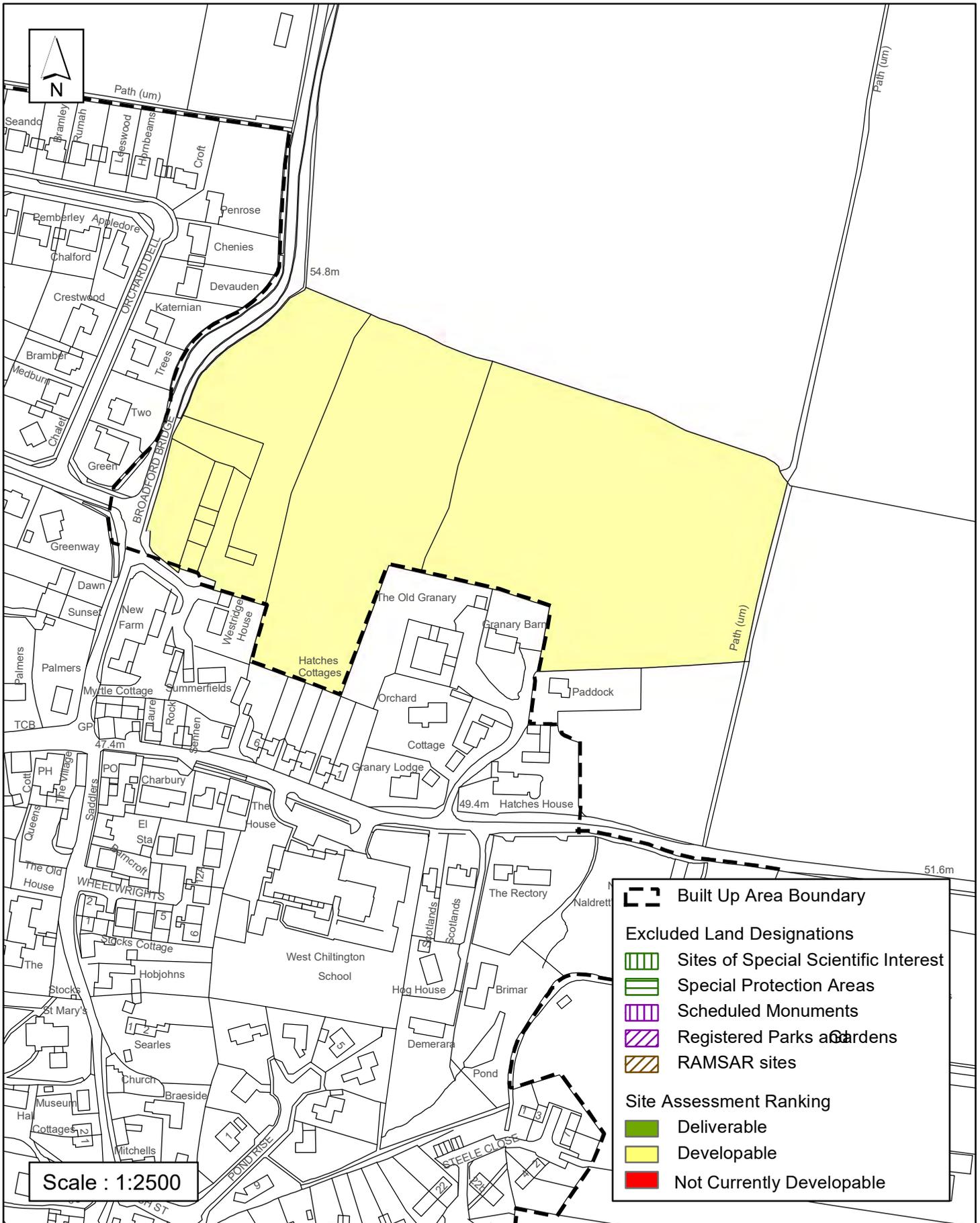
The site is controlled by WSCC who have expressed an interest in bringing the site forward for development. The site is therefore considered to be available.

This site lies outside but abuts the built up area boundary of West Chiltington which is classified as a medium village Policy 3 of the Horsham District Planning Framework 2015(HDPF), having moderate level of services and facilities. The site lies within a Bat Sustenance Zone and contains a number trees with TPOs. Along the eastern boundary lies a public right of way and to the southwest but not adjoining lies the Conservation Area of West Chiltington. Any future development would need to take these factors into account along with access and topography as appropriate. The latter two could affect achievability in the short term. Unless allocated for development or similar through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and additional site allocations will need to be considered through this process. In addition, the Parish is preparing a Neighbourhood Plan. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as developable in 6-10 years for 15 units taking into account its proximity to a built up area boundary and proportionate high level regard to the constraints. A scheme of this size would likely be delivered in a single phase

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

SA - 066 : Land at Hatches Estate, West Chilington



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Horsham District Council

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Barbara Childs : Director of Place

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 checked="" type="checkbox"/>	Site Area (ha)	2.4	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	5	Achievable	<input type="checkbox"/>

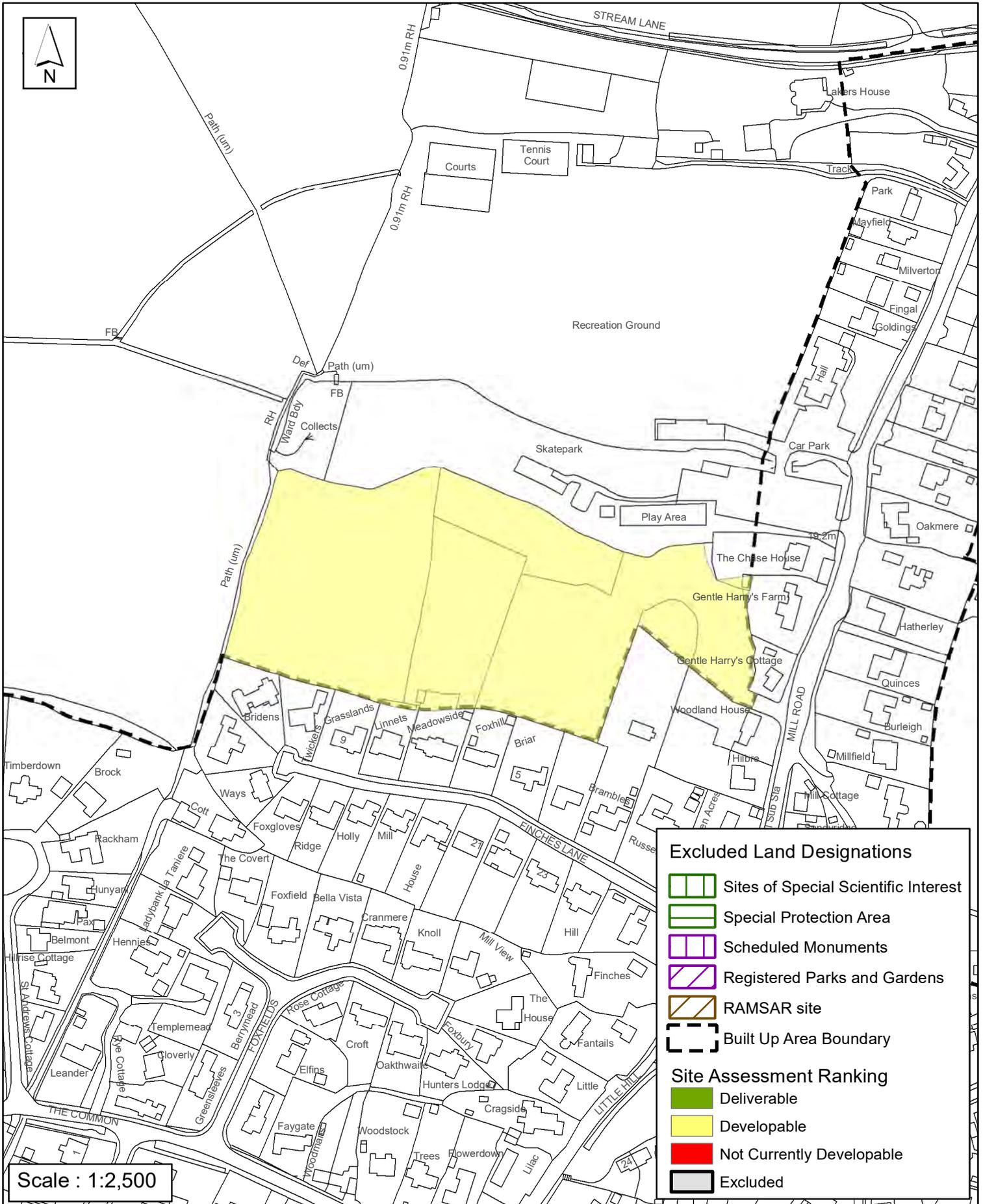
Justification

The landowner has expressed an interest to develop the site, meaning the site is available. The site lies outside of but adjoining the edge of the built up area of West Chiltington Common, which, together with West Chiltington Village, is classified as a Medium Village in Policy 3 of the Horsham District Planning Framework (HDPF), having a moderate level of services and facilities. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF therefore impacts upon suitability and achievability. The site lies within a Bat Sustenance Zone and is largely wooded with approximately two thirds of the site covered by a Tree Preservation Order. A Grade II Listed Building lies to the east of the site (Gentle Harrys Farm) and a public right of way runs alongside the western boundary. The northern boundary adjoins a recreational area. The HDPF is under review and additional site allocations will need to be considered through this process. In addition, the Parish is preparing a Neighbourhood Plan. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as developable in 11+ years for 5 units taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints. A scheme of this size would likely be delivered in a single phase.

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

SA - 014 : Land North of Finches Lane, West Chiltington



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Horsham District Council

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

Parish**West Chiltington**

SHLAA Reference SA059 **Site Name** Land at Southlands

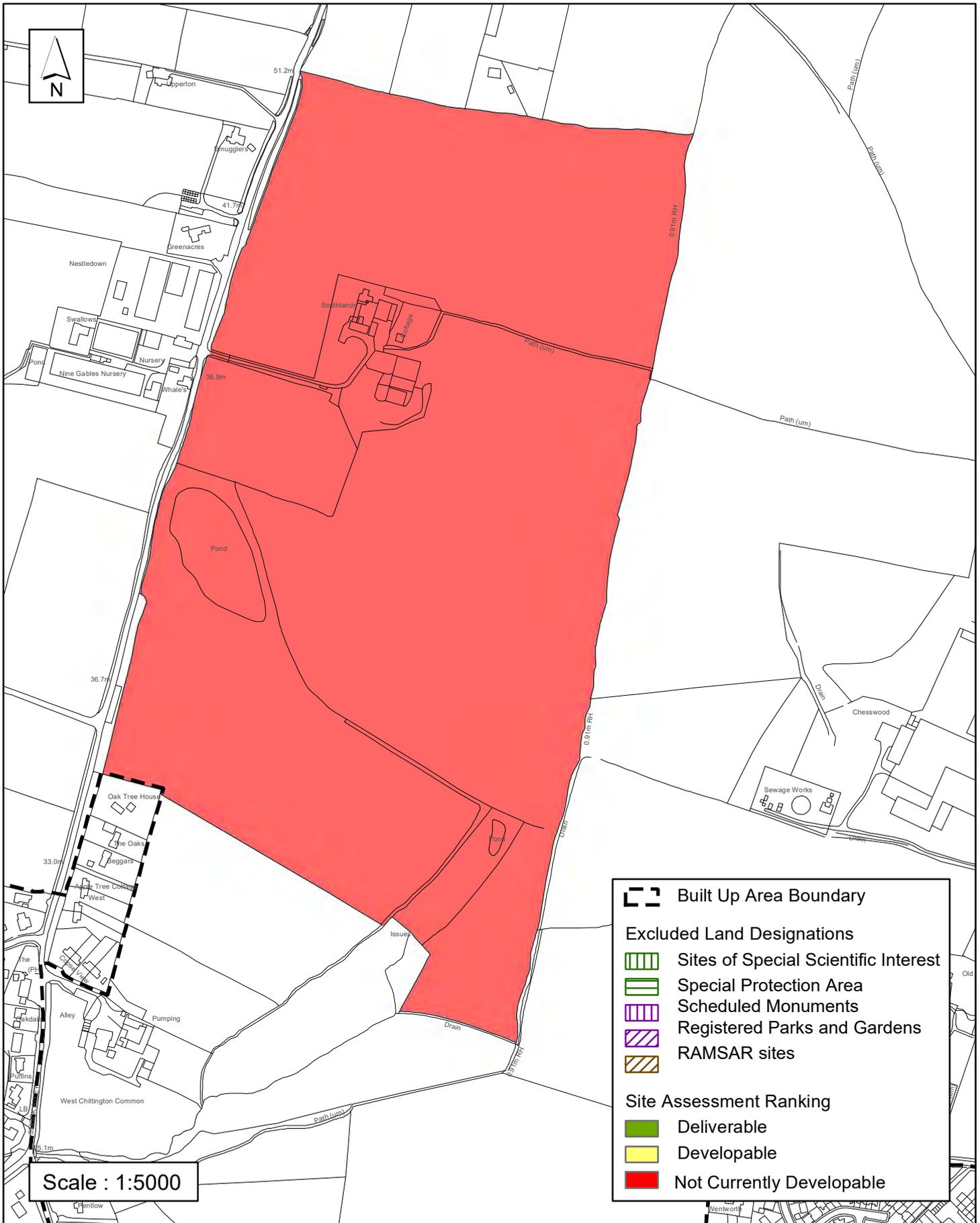
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Southlands Lane, West Chiltington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	34.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside partially adjoining the built up area boundary of West Chiltington Common, which, together with West Chiltington Village, is classified as a Medium Village in Policy 3 of the Horsham District Planning Framework (HDPF), having a moderate level of services and facilities. Although adjoining a small area of the BUAB the site is not well related to the built form and is very rural in character. Access is limited and any development would likely require major improvements to the surrounding infrastructure to make it viable. The Grade II listed Southlands is also contained within the site. 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 HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

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



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Horsham District Council

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Barbara Childs : Director of Place

Parish**West Chiltington**

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

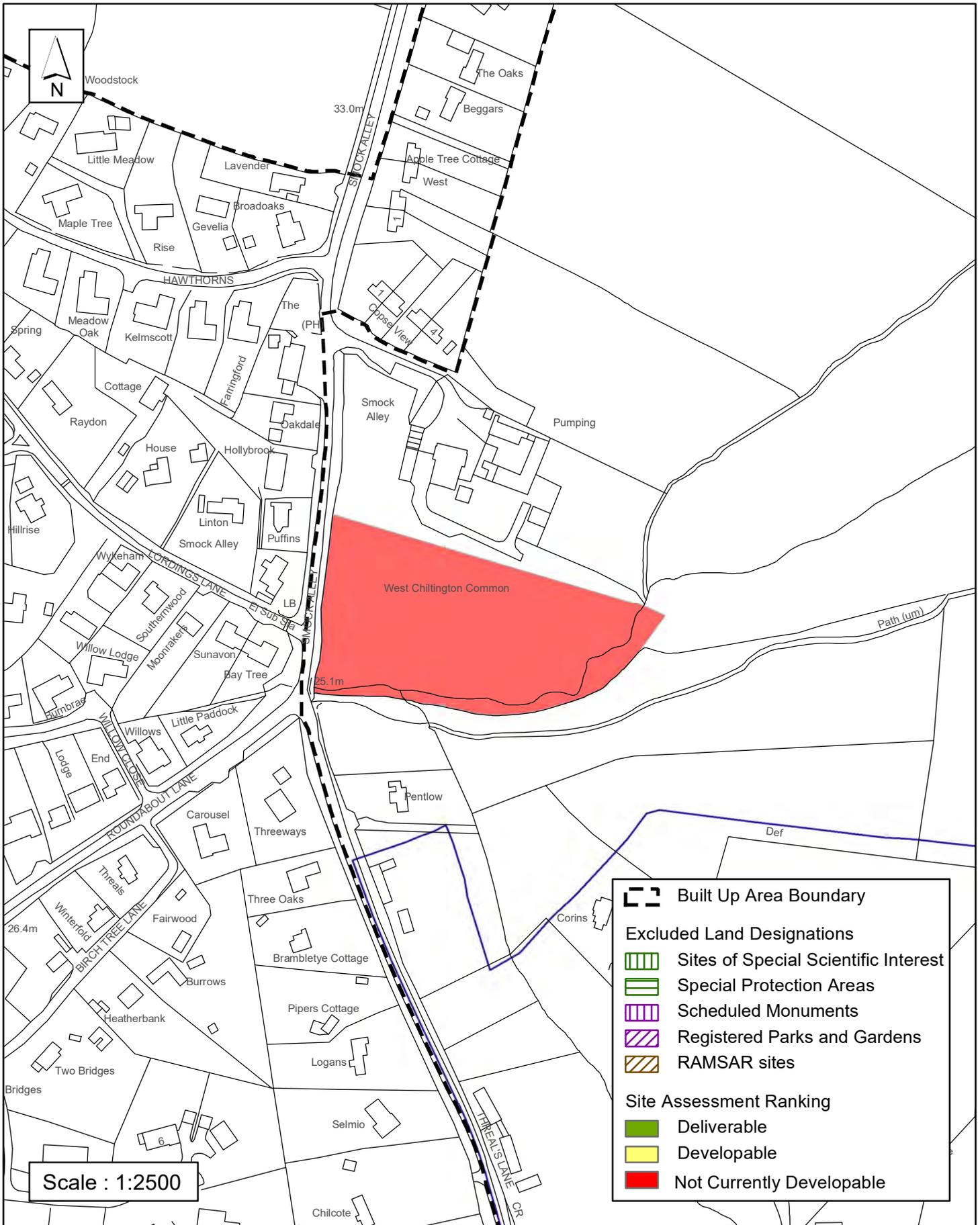
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	The Paddocks Smock Alley	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	1	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield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

Justification

An agent on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site is in the countryside, adjacent to the eastern edge of the built up area boundary of West Chiltington Common 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. Unless allocated for development through the review of the Horsham District Planning Framework (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 **Exclusion Reason****Lapsed PP** **Date**

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



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Parish West Chiltington

SHLAA Reference SA429 **Site Name** Land West of Smock Alley, S of Little Haglands

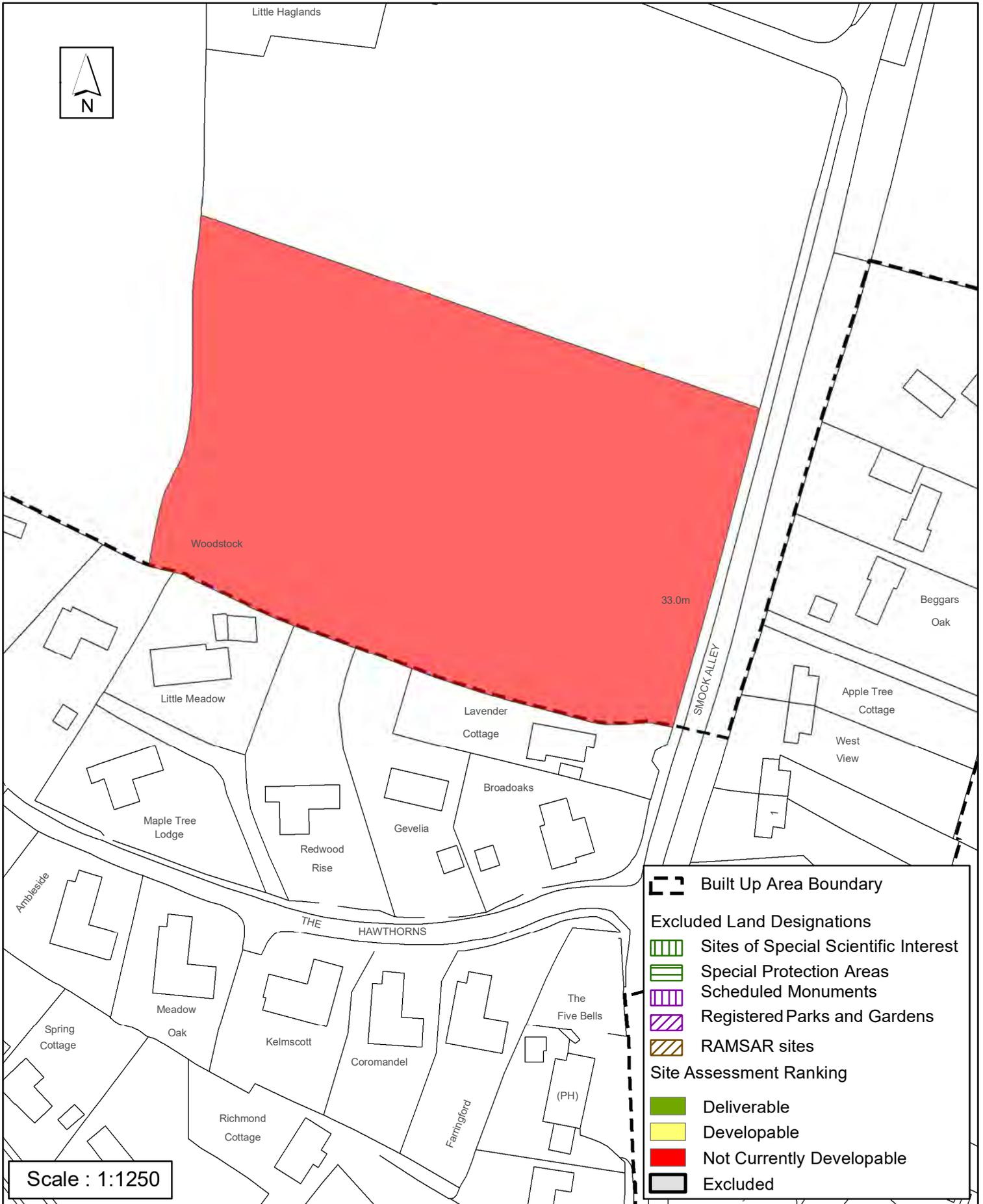
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land West of Smock Alley, West Chiltington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.32	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. This is a greenfield site located adjacent to the settlement edge of West Chiltington Common, which, together with West Chiltington Village, is classified as a Medium Village in Policy 3 of the Horsham District Planning Framework (HDPF), having a moderate level of services and facilities. An application for 19 dwellings (DC/15/1389) on the site was refused and tested at appeal with the Planning Inspector confirming that the landscape value of the site contributed towards settlement separation. 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 HDPF. On this basis and given that any development in this location could erode settlement separation, the site is therefore assessed as 'Not Currently Developable'.

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

SA - 429 : Land West of Smock Alley, West Chiltington



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Horsham District Council

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Parish**West Chiltington**

SHLAA Reference SA500 **Site Name** Land East of Hatches House

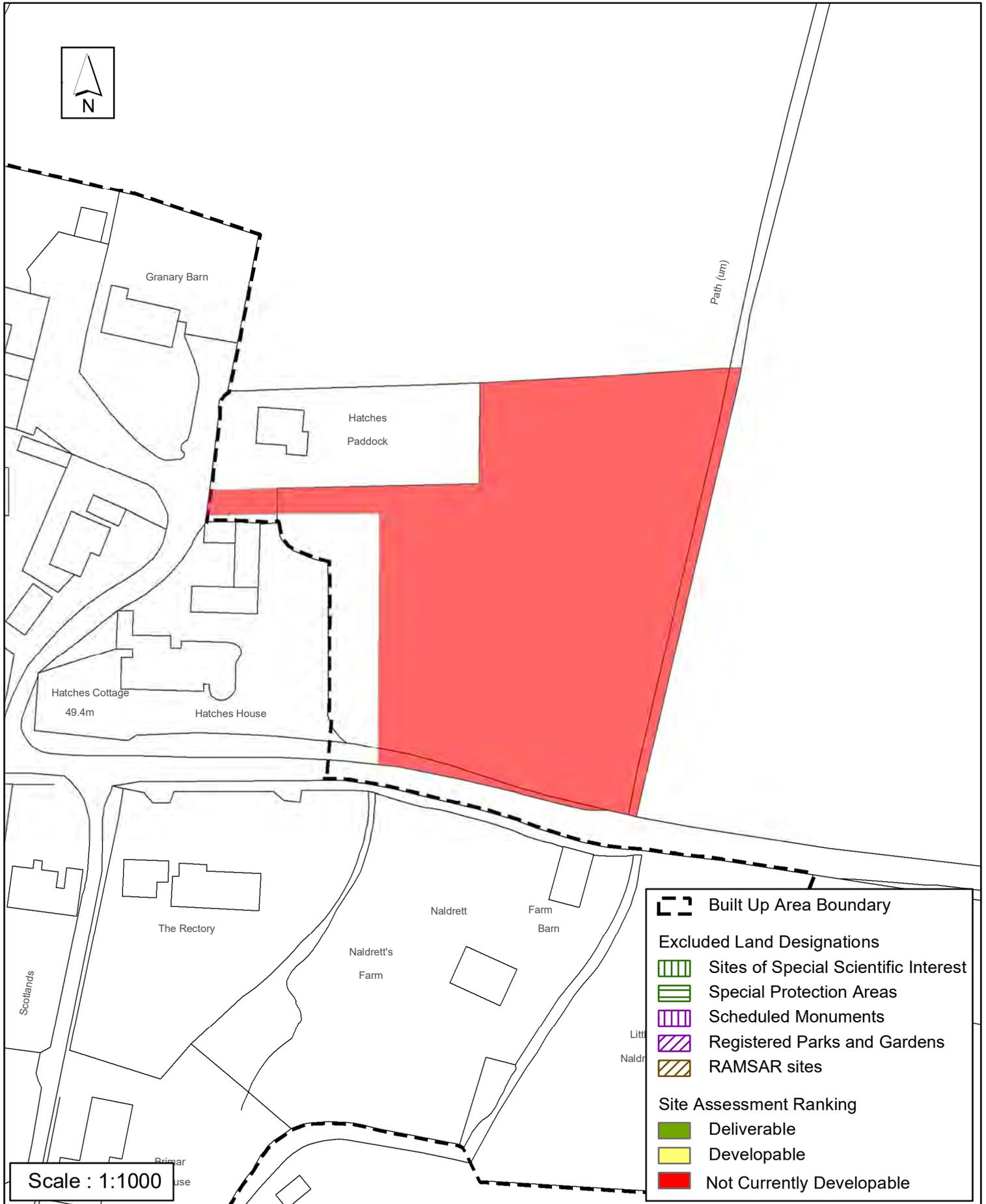
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land East of Hatches House, North of East Street, West Chiltington		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.48	Suitable	<input type="checkbox"/>
Not Currently Developable	<input 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 to develop the site meaning it is 'available'. The site lies in the countryside east of the Built Up Area Boundary of West Chiltington Village, which, together with West Chiltington Common, is classified as a medium village in Policy 3 of the Horsham District Planning Framework (HDPF), having a moderate level of services and facilities. The site is located within a Bat Sustainance Zone and the Grade II listed Naldretts Farmhouse and Naldretts Farm Barn are located due south of the site. A public right of way also runs along the eastern boundary 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 **Exclusion Reason****Lapsed PP** **Date**

SA-500 : Land to the East of Hatches House, East Street, West Chiltington



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Date:

Revision:

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Barbara Childs : Director of Place

Parish West Chiltington

SHLAA Reference SA597 **Site Name** Land at Steepwood Farm Adversane

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Steepwood Farm, Adversane Lane, Adversane, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	150.11	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

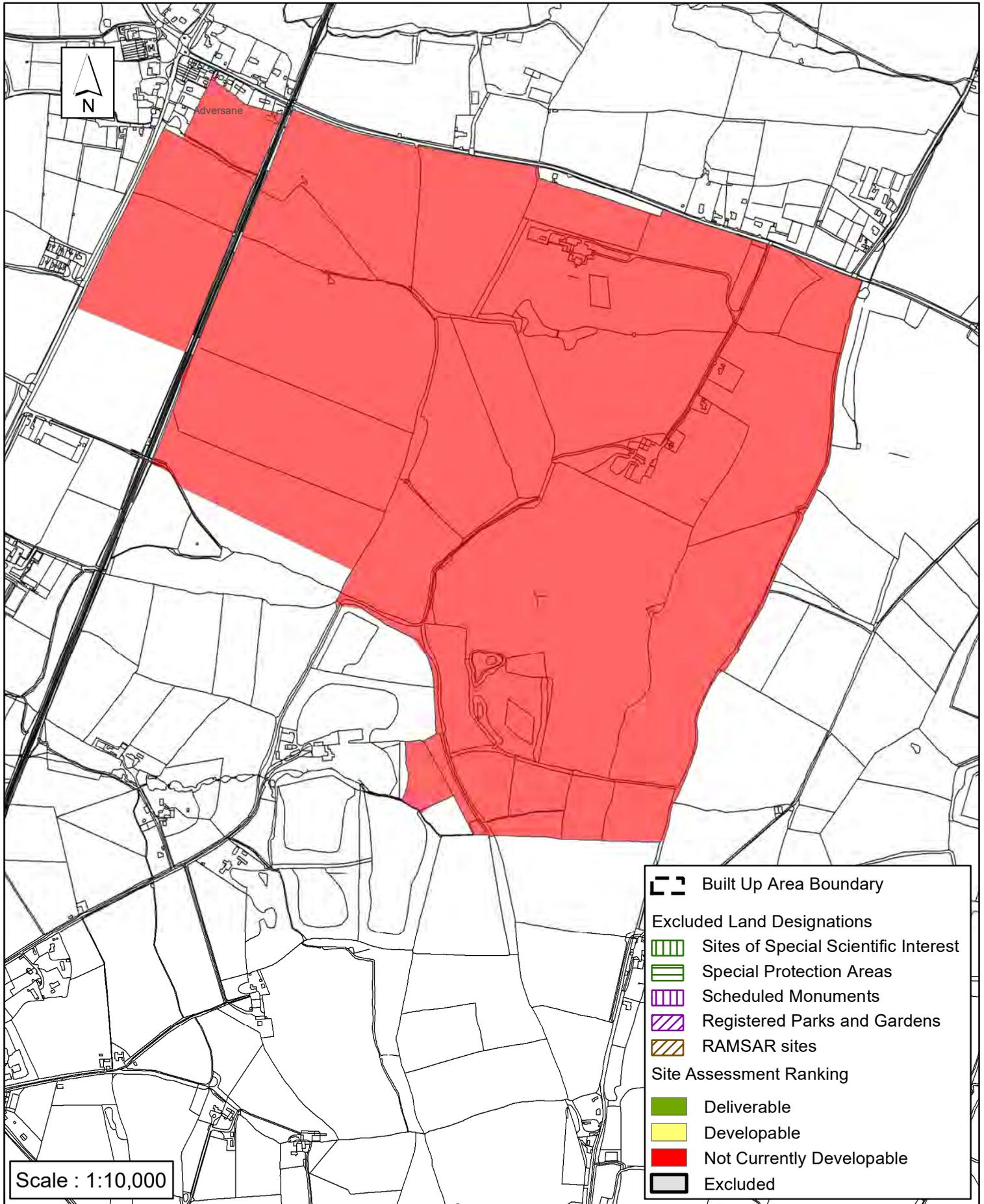
A planning consultant on behalf of the landowners has expressed an interest in developing the site meaning it is 'available'. The site was originally identified as an area of search for a potential strategic site option in the preparation of the Horsham District Planning Framework 2015 (HDPF). This smaller site is within an Archaeological Notification Area and contains two areas of Ancient Woodland. It is mainly located in West Chiltington Parish, but the land area also falls in part within the Parishes of Billingshurst and Pulborough.

The site is unrelated to any defined built up area boundary and any development in this location would need to take the form of a new settlement. There is limited infrastructure in this area and this would need to be addressed before any development could come forward.

Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via 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 **Exclusion Reason****Lapsed PP** **Date**

SA-597 : Steepwood Farm, Adversane, West Chiltington



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