

# Itchingfield Parish

---



# Itchingfield Parish

The following sites have been considered as part of the March 2018 SHELAA Employment Land Assessment for Itchingfield 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 Itchingfield Parish is summarised as follows:**

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Maximum Employment Area (ha)
SA613	Land at Slaughterford Farm (Sumner's Pond)	Slaughterford Farm ,Barns Green	Not Currently Developable (red)	0
SA622	Land at Wellcross	Five Oaks Road, Slinfold	Not Currently Developable (red)	0

This page is intentionally blank

---

**Parish****Itchingfield**

---

**SHELAA Reference** SA613 **Site Name** Land at Slaughterford Farm (Sumners Pond)

---

**Site Address :** Slaughterford Farm, Barns Green

- |  |                                 |  |
|--|---------------------------------|--|
| <b>Developable in:</b>   | <b>Site Area (ha)</b> 2.59      | <input type="checkbox"/> <b>Listed in EGA 2014</b>   |
| <input type="checkbox"/> <b>1-5 years</b>                            | <b>Greenfield/PDL</b> PDL       | <input type="checkbox"/> <b>Suitable</b>             |
| <input type="checkbox"/> <b>6-10 years</b>                           | <b>Developable Area (ha):</b> 0 | <input checked="" type="checkbox"/> <b>Available</b> |
| <input type="checkbox"/> <b>11+ years</b>                            |                                 | <input type="checkbox"/> <b>Achievable</b>           |
| <input checked="" type="checkbox"/> <b>Not Currently Developable</b> |                                 |  |

**Proposed Land Use:** Residential Or Employment**Assessment**

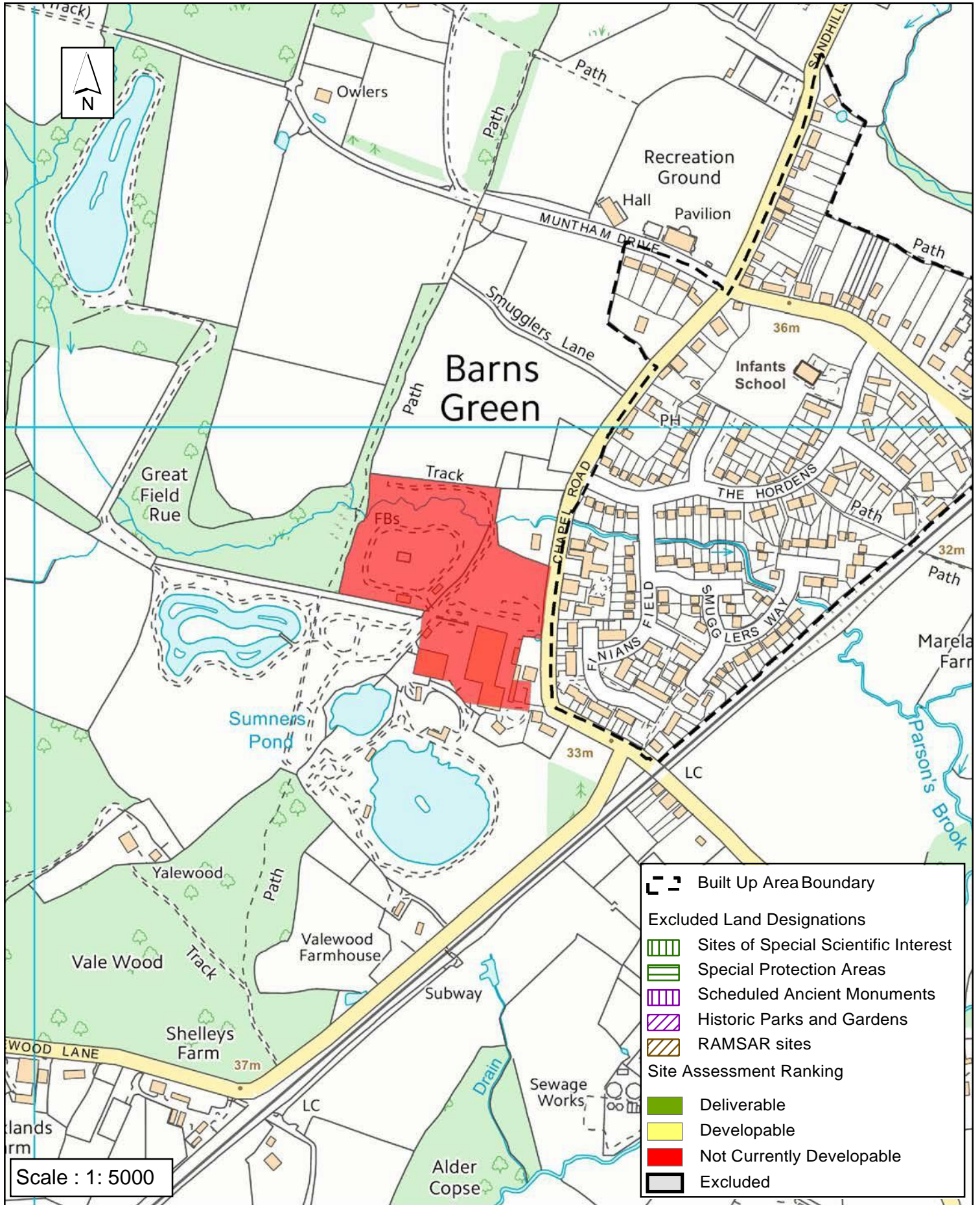
This site is located in the countryside, west of and partly adjacent to the built-up area boundary (BUAB) of Barns Green. Sumners Pond Camp Site is one of the largest employers in the local area and was named AA Campsite of the Year for the South East in the AA Caravan and Camping Awards 2016. The landowner has expressed an interest in developing the site for either residential or employment use indicating the sites availability. It is noted the development for housing would involve the loss of employment floorspace, which is contrary to the aims of Policy 9 - Employment Development, of the HDPF; as it is also located beyond the existing BUAB of Barns Green (albeit adjacent to the BUAB in some circumstances), new residential or employment development would not accord with the adopted HDPF.

Given the existing use on the site, together with the existing planning policies the site is not considered to be logical or appropriate extension to the village of Barns Green. At the current time, the site is considered Not Currently Developable for employment or residential use.

---

**Excluded**  **Reason for Exclusion:**

SA-613 : Land at Slaughterford Farm (Sumners Pond), Itchingfield



Scale : 1: 5000

- Built Up Area Boundary
- Excluded Land Designations**
- Sites of Special Scientific Interest
- Special Protection Areas
- Scheduled Ancient Monuments
- Historic Parks and Gardens
- RAMSAR sites
- Site Assessment Ranking**
- Deliverable
- Developable
- Not Currently Developable
- Excluded

Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2017). Ordnance Survey Licence.100023865

Date: 13/06/2016

Revision: 23/01/2017

**Horsham District Council**

Parkside, Chart Way,  
Horsham West Sussex RH12  
1RL.

Chris Lyons : Director of Planning, Economic Development & Property

---

**Parish****Itchingfield**

---

**SHELAA Reference** SA622 **Site Name** Land at Wellcross

---

**Site Address :** Wellcross Farm Cottage, Wellcross Lodge, Five Oaks Road, Slinfold

- |  |                                    |  |
|--|------------------------------------|--|
| <b>Developable in:</b>   | <b>Site Area (ha)</b> 7.728        | <input type="checkbox"/> <b>Listed in EGA 2014</b>   |
| <input type="checkbox"/> <b>1-5 years</b>                            | <b>Greenfield/PDL</b> Both         | <input type="checkbox"/> <b>Suitable</b>             |
| <input type="checkbox"/> <b>6-10 years</b>                           | <b>Developable Area (ha):</b> 3.71 | <input checked="" type="checkbox"/> <b>Available</b> |
| <input type="checkbox"/> <b>11+ years</b>                            |                                    | <input type="checkbox"/> <b>Achievable</b>           |
| <input checked="" type="checkbox"/> <b>Not Currently Developable</b> |                                    |  |

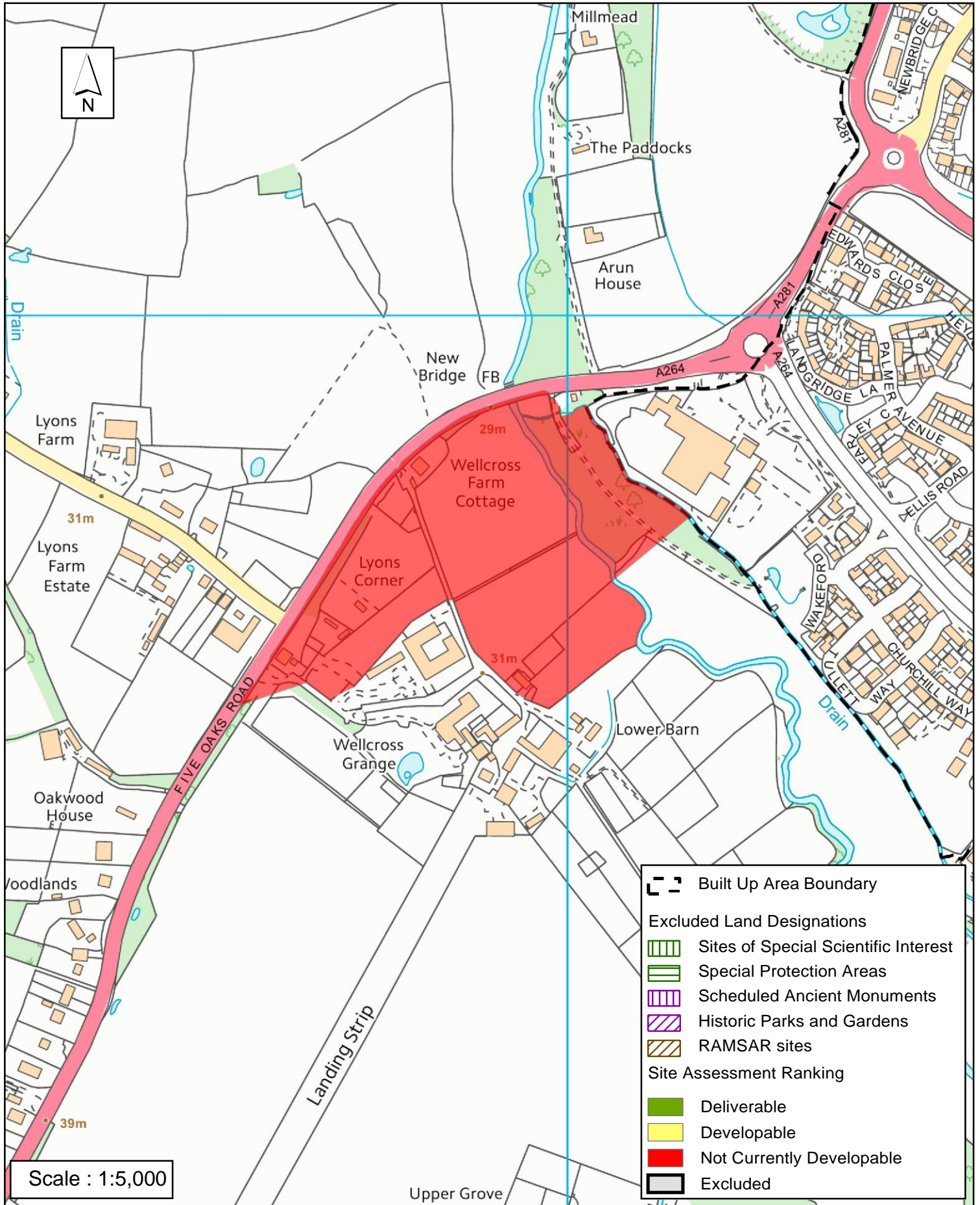
**Proposed Land Use:** Residential Or Employment**Assessment**

This site is located in the countryside, south west of the built-up area boundary (BUAB) of Broadbridge Heath. The site is separated from Broadbridge Heath by the River Arun and its associated flood plain (Flood Zones 2 and 3) and would be subject to the completion of a sequential test and exceptions test if necessary (see Policy 38 of the HDPF). Access to the site is constrained due to the narrow and twisting nature of the road at this point. The net developable area outside the Flood Zone is 3.71ha. Given that the River Arun divides the settlement of Broadbridge Heath from the development site and that the site would be relatively open to the north and southeast, it is not considered that site relates well with Broadbridge Heath. In addition, the existing residential uses on the site could conflict with an employment use in this location. Given the various constraints affecting this site it assessed as Not Currently Developable for employment or residential development.

---

**Excluded**  **Reason for Exclusion:**

# SA - 622 : Land at Wellcross, Five Oaks Road, Itchingfield



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2017). Ordnance Survey Licence.100023865

Date: 16/06/2016

Revision: 26/04/2017

## Horsham District Council

Parkside, Chart Way,  
Horsham West Sussex RH12  
1RL.

Chris Lyons : Director of Planning, Economic Development & Property