



# **Itchingfield Parish**

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# Itchingfield Parish

The following sites have been considered as part of the June 2016 SHELAA 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	Total Units
SA344	Land to rear of Two Mile Ash Road	Barns Green	Yellow (6-10 Years Developable)	17
SA510	Land to the West of Chapel Road	Barns Green	Yellow (6-10 Years Developable)	12
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
SA266	Water Farm	Water Farm	Not Currently Developable	0
SA522	Itchingfield School	Itchingfield School and Glebe	Not Currently Developable	0
SA613	Land at Slaughterford Farm	Barns Green	Not Currently Developable	0
SA622	Land at Wellcross	Wellcross Farm Cottage, Wellcross Lodge, Five Oaks Road	Not Currently Developable	0
SA649	Land at Plumtree Cross Lane,	Bucks Green	Not Currently Developable	0

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

SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA422	Itchingfield County Primary School	The Hordens Barns Green Horsham West Sussex	COMPLETE
SA632	Land to the north of Sunnycroft, Apple Trees and Henleys	Two Mile Ash Road, Barns Green	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
SA633	Land to the West of Sandhills Road, East of Parson's Brook	Sandhills Road Barns Green	Duplicate site - site assessed as part of wider site area considered under SA344

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<b>Parish</b>	<b>Itchingfield</b>
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<b>SHLAA Reference</b>	SA344	<b>Site Name</b>	Land rear of Two Mile Ash Road Barns Green
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land to rear of Two Mile Ash Road, South of Parson's Brook, Barns Green	
<b>Years 6-10 Developable</b>	<input checked="" type="checkbox"/>			
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	3.2	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b> <input checked="" type="checkbox"/>
		<b>Site Total</b>	17	<b>Achievable</b> <input type="checkbox"/>
				<b>Viable</b> <input checked="" type="checkbox"/>

**Justification**

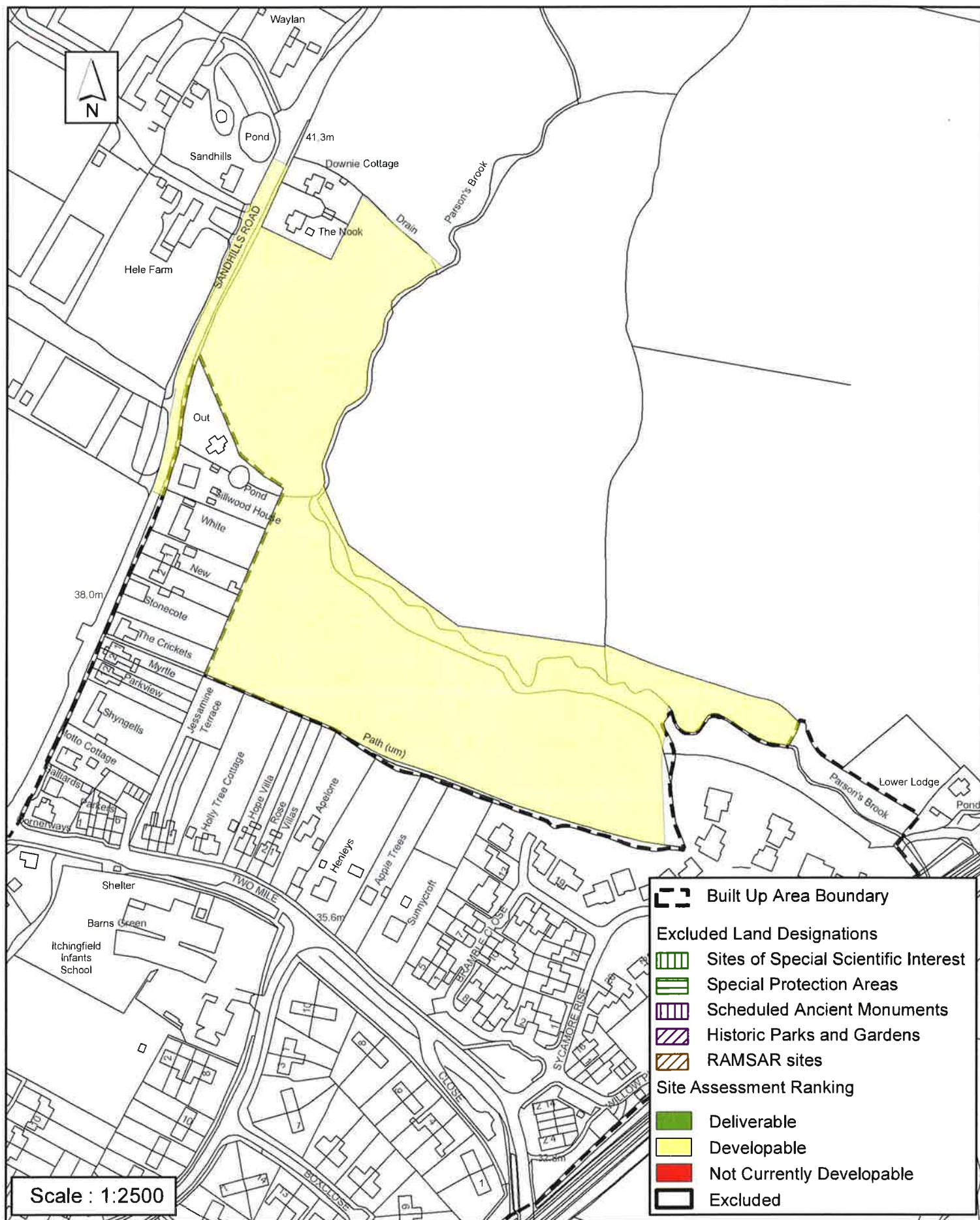
An application for 63 dwellings was submitted on this site, together with an adjoining parcel of land to the north. This application (DC/15/0029) was refused on the grounds that it was disproportionate in scale and size to its surroundings and location and would have an urbanising impact on the surrounding landscape and setting of the Grade II Listed building Sandhills. A smaller amount of development may be appropriate on the site if contained within the submitted red line boundary, however this would not be strategic in nature and should be considered as part of the emerging Itchingfield Neighbourhood Development Plan. There may be scope to gain access from the adjacent Ashmiles development, DC/12/1894, however, this will be subject to further work. The site has been assessed a developable 6 - 10 years subject to the further assessment undertaken as part of the Neighbourhood Plan. A scheme of this size is likely be delivered in a single phase.

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



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Date: 08/09/2014

Revision: 06/06/2016

## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

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<b>Parish</b>	<b>Itchingfield</b>
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<b>SHLAA Reference</b>	<b>SA510</b>	<b>Site Name</b>	<b>Land West of Chapel Road South of Muntham</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land to the West of Chapel Road, South of
<b>Years 6-10 Developable</b>	<input checked="" type="checkbox"/>		Muntham Drive, Barns Green
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	1.85
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	
		<b>Site Total</b>	12
		<b>Suitable</b>	<input checked="" type="checkbox"/>
		<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Achievable</b>	<input type="checkbox"/>
		<b>Viable</b>	<input type="checkbox"/>

**Justification**

The landowner has expressed an interest to develop the site, meaning the site is available. The site is relatively flat and abuts the settlement edge of Barns Green which is classified as being a medium village with a moderate level of services and facilities. A small amount of linear low density development could be suitable, continuing the existing pattern along Muntham Drive and this should be considered as part of the emerging Itchingfield Neighbourhood Plan.

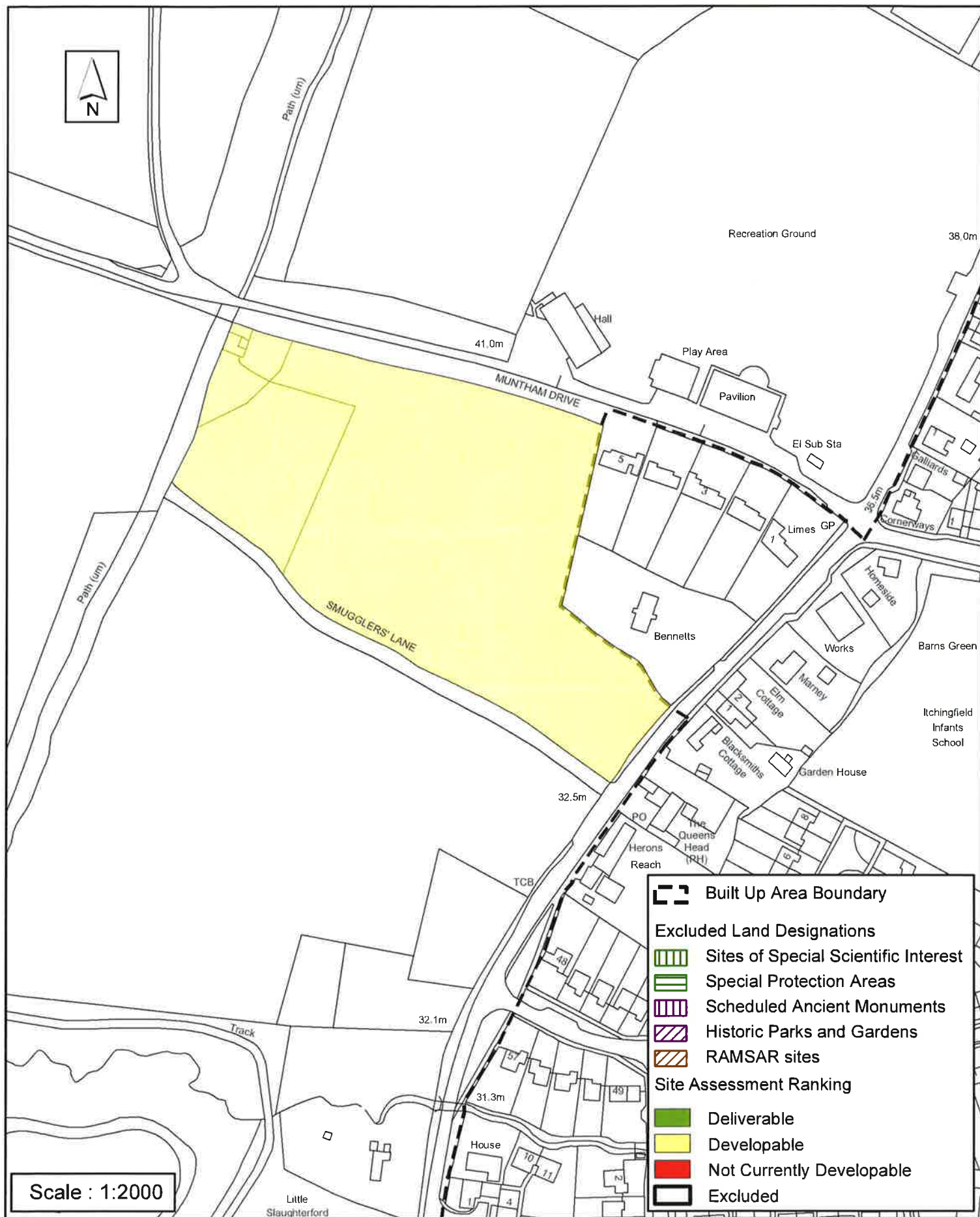
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA-510 : Land to the West of Chapel Road, Barns Green



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Date: 27/08/2015

Revision:

## Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

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<b>Parish</b>	<b>Itchingfield</b>
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<b>SHLAA Reference</b>	SA006	<b>Site Name</b>	Land adjacent to Smugglers Lane
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Barns Green		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	3.2	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

**Justification**

Barns Green is a relatively small rural settlement with poor public transport and limited local services. In addition, this site, although located adjacent to the settlement edge, is not well related to the built form and the village, and development of this site would be an inappropriate transition into the countryside and is therefore considered unsuitable. This site is therefore assessed as not currently developable.

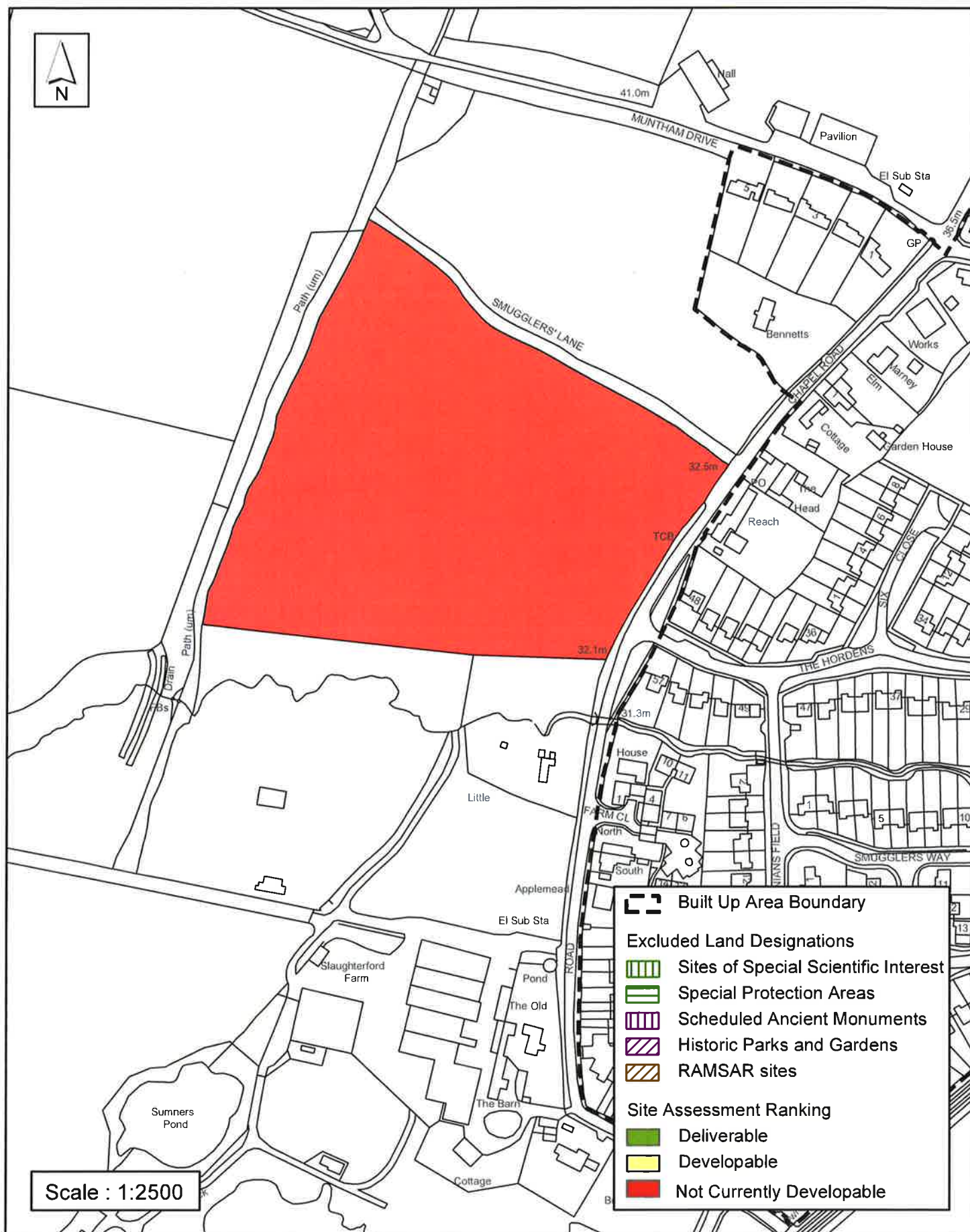
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 006 : Land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



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

**Justification**

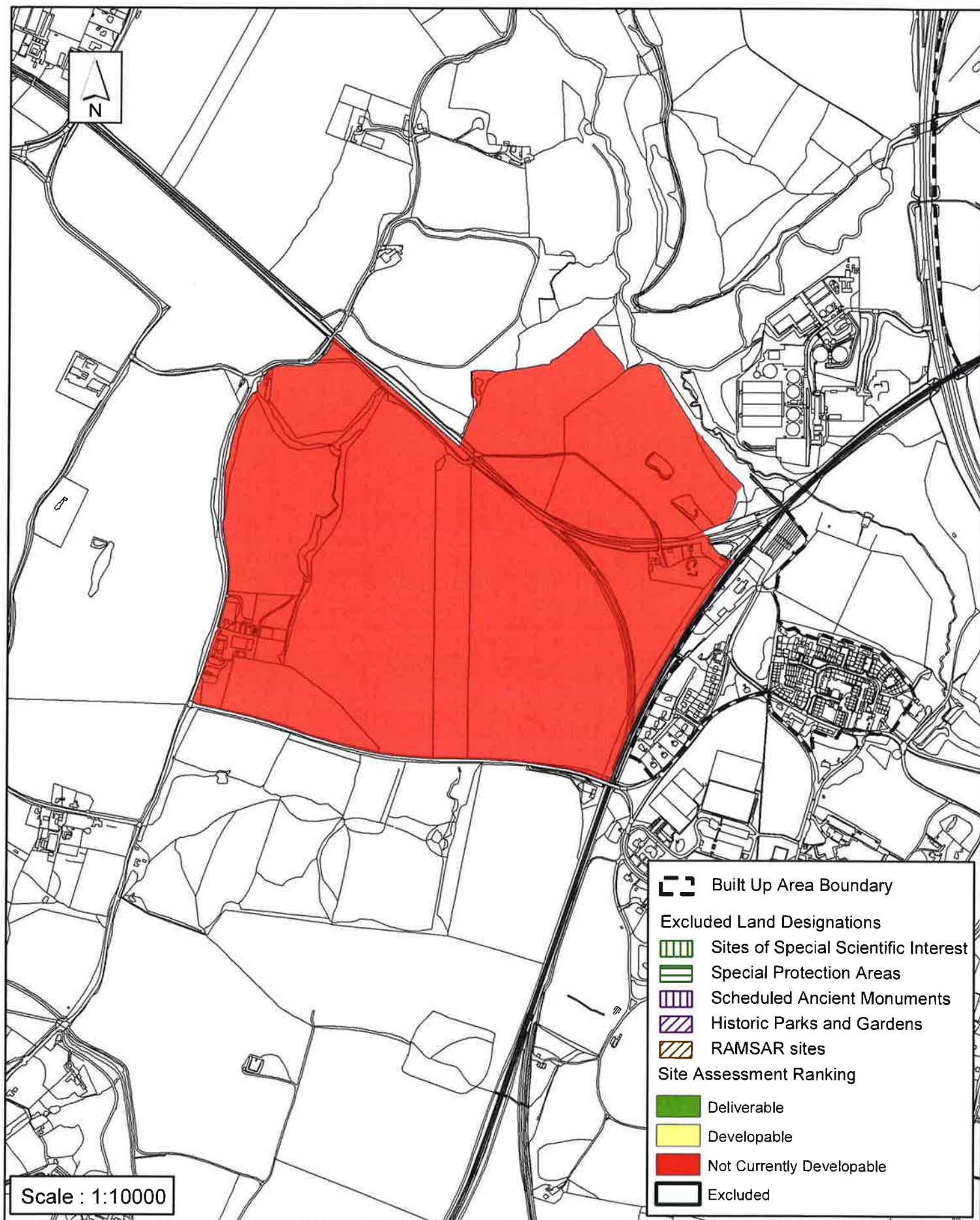
This site is effectively isolated by the Arun valley railway line in the countryside and despite its close proximity to Christ's Hospital Station, is in an unsustainable location. The site also suffers from severe access problems due to the rural nature of the surrounding road network and the poor access to the station from west of the railway line. The proximity of the sewage works and the restored municipal waste landfill site (Baystone Pit) are likely to be a constraint to development of the northern part of the site. Equally, any development of the south of the site will be constrained by the potential for visual intrusion into the open countryside to the west and south. The site is therefore assessed as not currently developable.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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<b>Parish</b>	<b>Itchingfield</b>
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<b>SHLAA Reference</b>	<b>SA266</b>	<b>Site Name</b>	<b>Water Farm</b>
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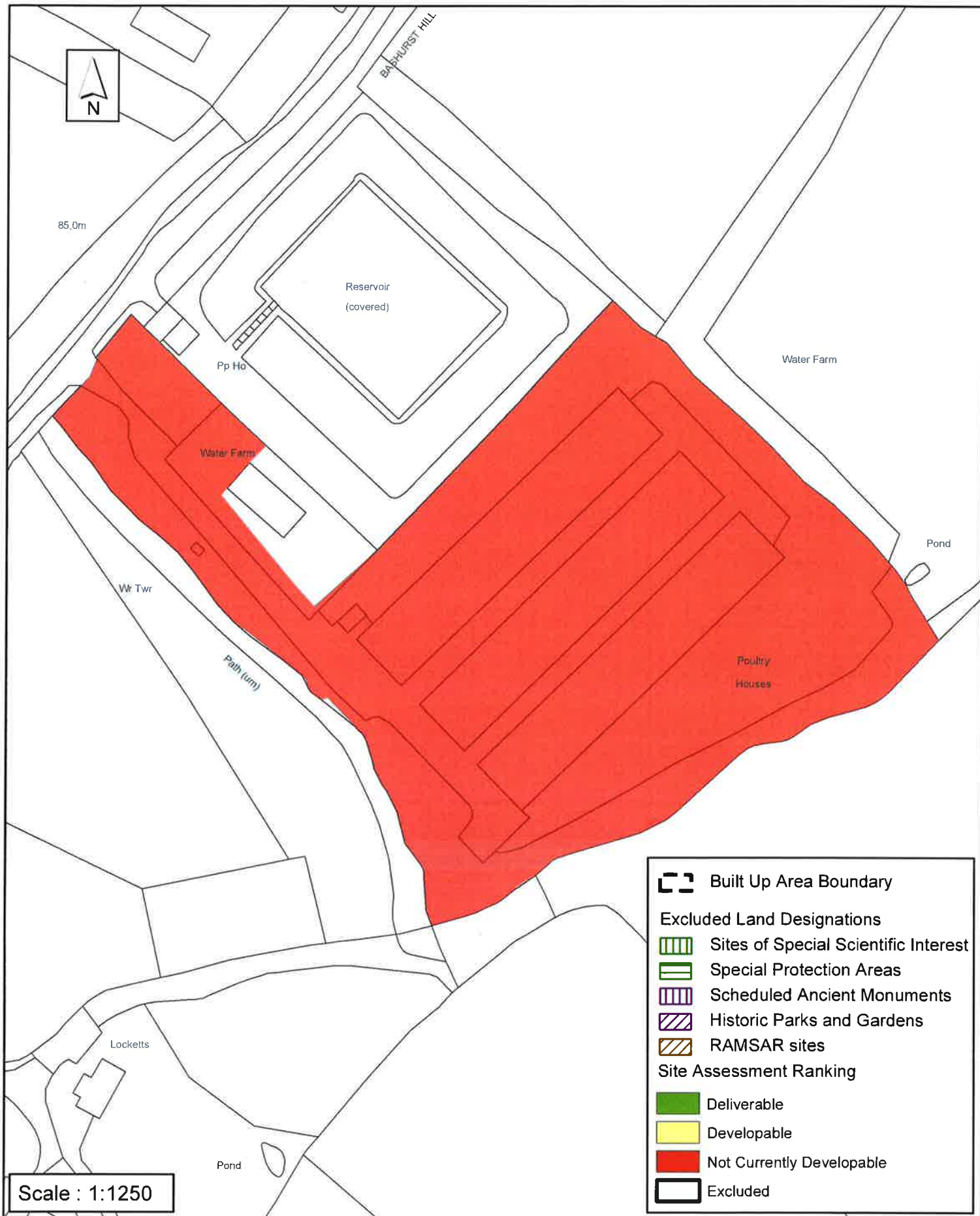
<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Water Farm, Bashurst Hill	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>			
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.2	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b> <input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b> <input type="checkbox"/>
				<b>Viable</b> <input type="checkbox"/>
<b>Justification</b>				

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>	The site falls below the necessary size required to accommodate 6 units. As such it is excluded from the SHELAA assessment
<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>	



# SA - 266: Water Farm, Itchingfield



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Date: 19/10/2015

Revision:

## Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

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

**Justification**

The site is currently in educational use however the school re-located to Barns Green in the summer of 2015. The landowner has also expressed an interest to develop the site meaning the site is available. The site is in a rural location unrelated to a settlement edge. It is therefore assessed as Not Currently Developable.

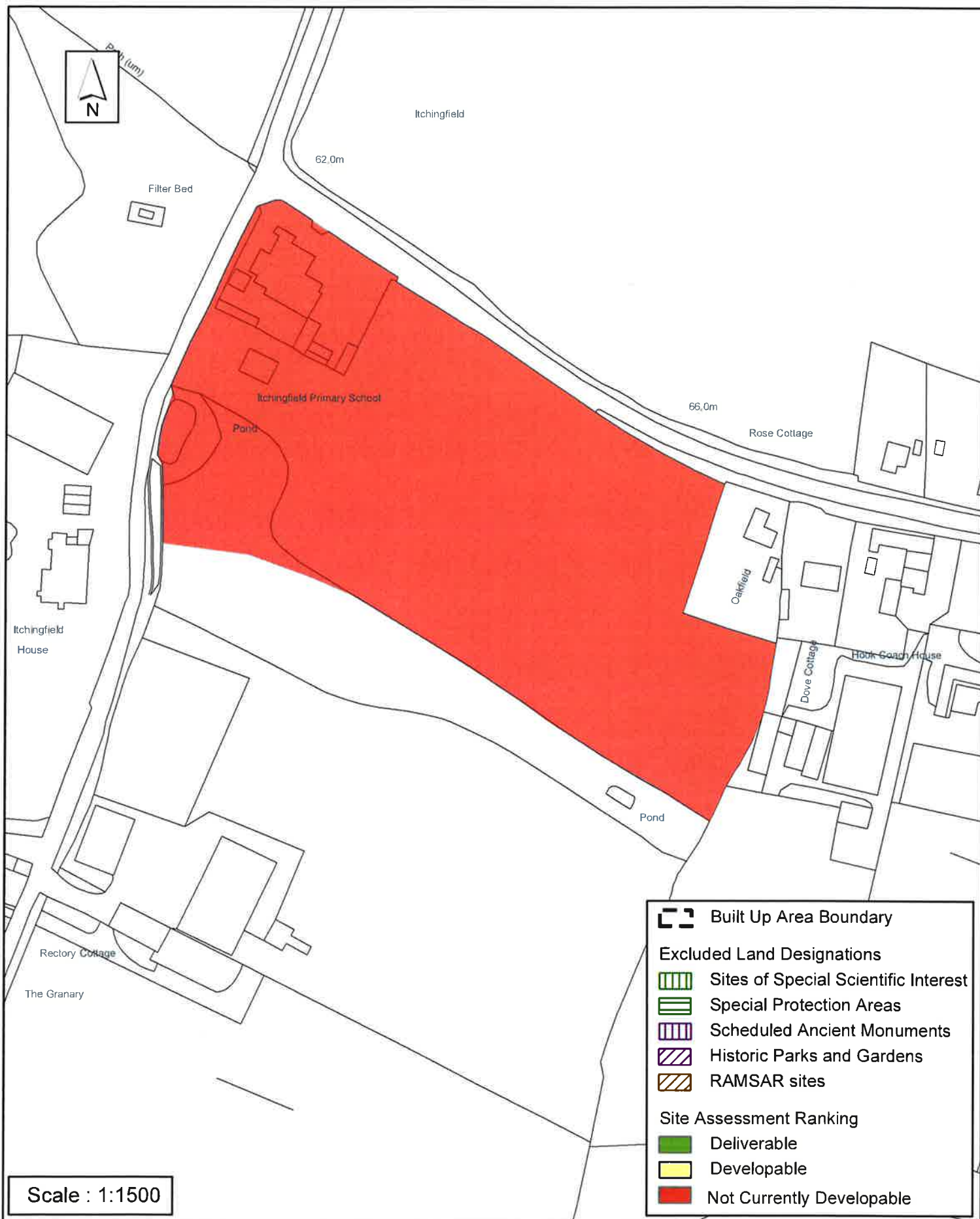
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA522 : Itchingfield School



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Date: 01/09/2015

Revision:

## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

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<b>Parish</b>	<b>Itchingfield</b>
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<b>SHLAA Reference</b>	<b>SA613</b>	<b>Site Name</b>	<b>Land at Slaughterford Farm</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Slaughterford Farm, Barns Green	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>			
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	2.5895	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b> <input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b> <input type="checkbox"/>
				<b>Viable</b> <input type="checkbox"/>

**Justification**

The landowner has expressed an interest in developing the site indicating the sites availability. However development would involve the loss of employment floorspace which is inconsistent with adopted policy. The site is also located beyond the BUAB of Barns Green. On that basis part of the site could be considered for commercial use through the emerging Itchingfield Neighbourhood Development Plan. The site is assessed as Not Currently Developable. The site will also be considered in the Economic Land Assessment.

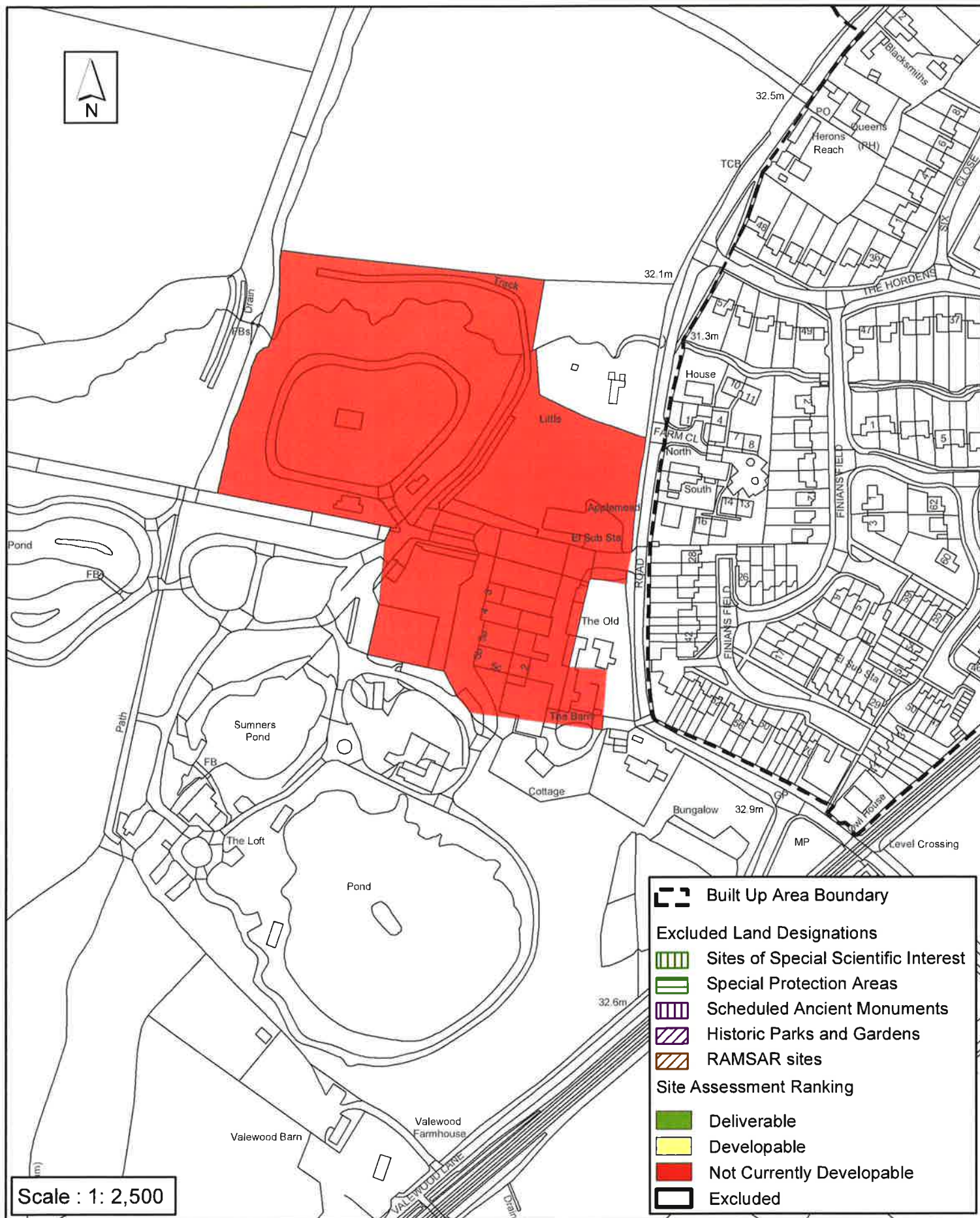
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA-613 : Land at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



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Date: 13/06/2016

Revision:

## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

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<b>Parish</b>	<b>Itchingfield</b>
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<b>SHLAA Reference</b>	<b>SA622</b>	<b>Site Name</b>	<b>Land at Wellcross</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Wellcross Farm Cottage, Wellcross Lodge, Five Oaks Road, Slinfold		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	7.728	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

**Justification**

The site is located beyond the BUAB of Broadbridge Heath and is separated from the settlement edge by the River Adur and its associated flood plain. As such the site does not relate well with the existing settlement and is considered Not Currently Developable for residential development, The site will also be considered as part of the Economic Land Assessment. It is also recommended the site be considered as part of the emerging Itchingfield NDP.

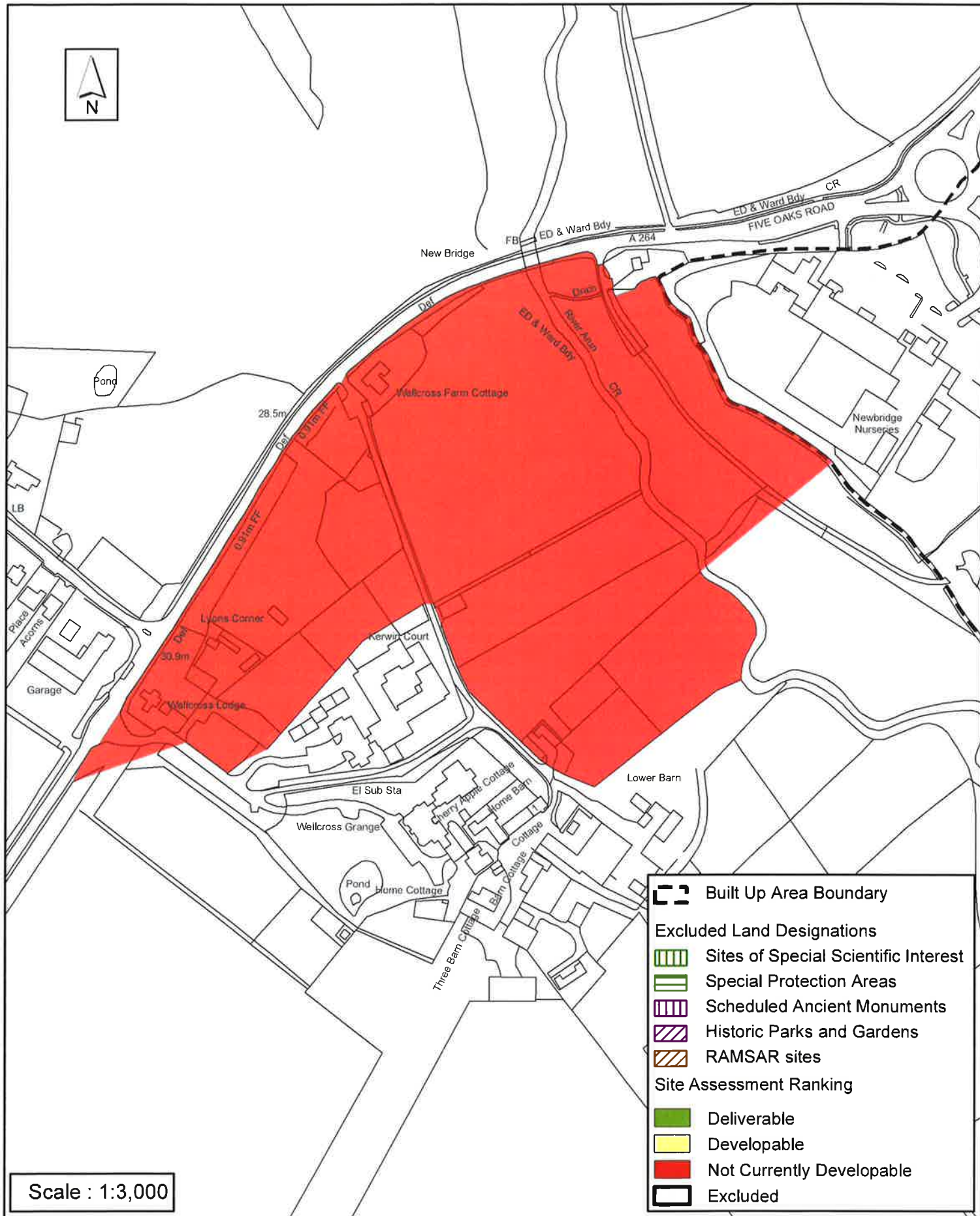
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 622 : Land at Wellcross, Five Oaks Road, Itchingfield



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Date: 16/06/2016

Revision: 20/06/2016

## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

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

**Justification**

The site is in an isolated location, unrelated to a settlement edge. Development in this location is considered unsustainable and the site is classed as Not Currently Developable.

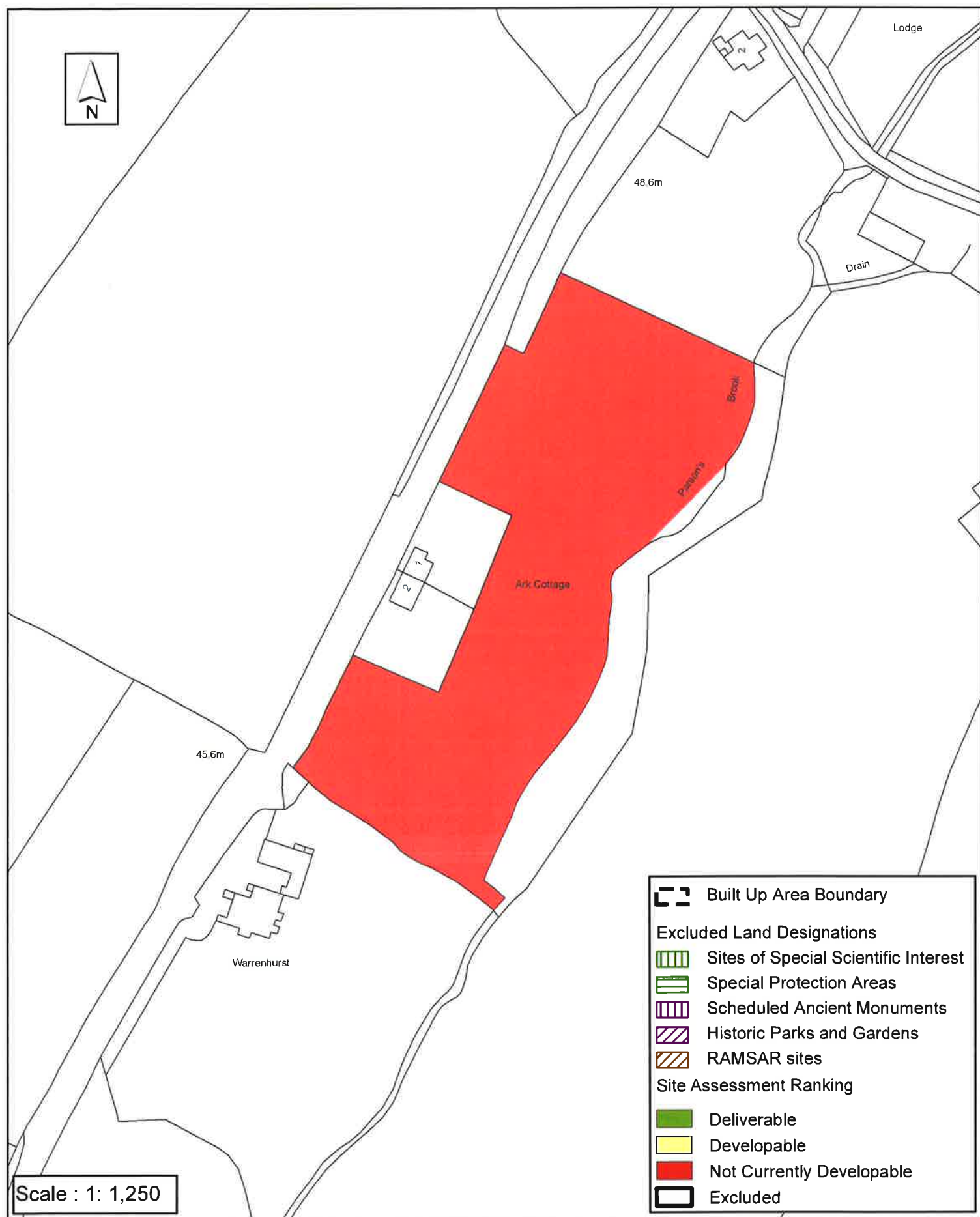
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 649 : Land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



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Date: 22/06/2016

Revision:

## Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

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<b>Parish</b>	<b>Itchingfield</b>
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<b>SHLAA Reference</b>	<b>SA422</b>	<b>Site Name</b>	<b>Itchingfield County Primary School</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Itchingfield County Primary School, The	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>		Hordens, Barns Green	
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	4.3	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b> <input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b> <input type="checkbox"/>
				<b>Viable</b> <input type="checkbox"/>

**Justification**

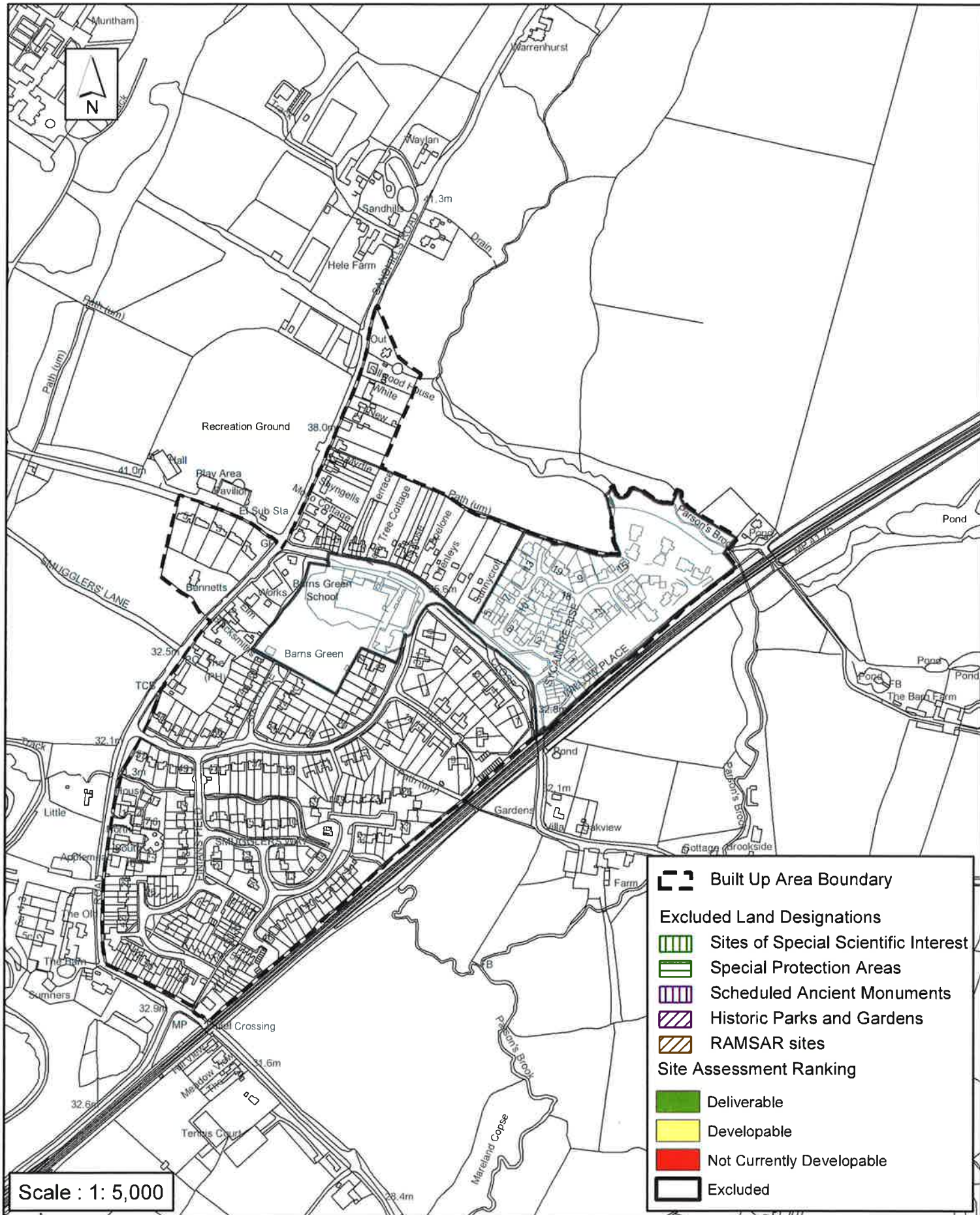
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<b>Excluded Site</b>	<input checked="" type="checkbox"/>	<b>Exclusion Reason</b>	<b>COMPLETE</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 422 : Itchingfield County Primary School, Itchingfield



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Date: 24/07/2014

Revision: 28/07/2016

## Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

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<b>Parish</b>	<b>Itchingfield</b>
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<b>SHLAA Reference</b>	<b>SA632</b>	<b>Site Name</b>	<b>Land N of Sunnycroft, Apple Trees &amp; Henleys</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land to the north of Sunnycroft, Apple Trees and Henleys, Two Mile Ash Road, Barns Green		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.31	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

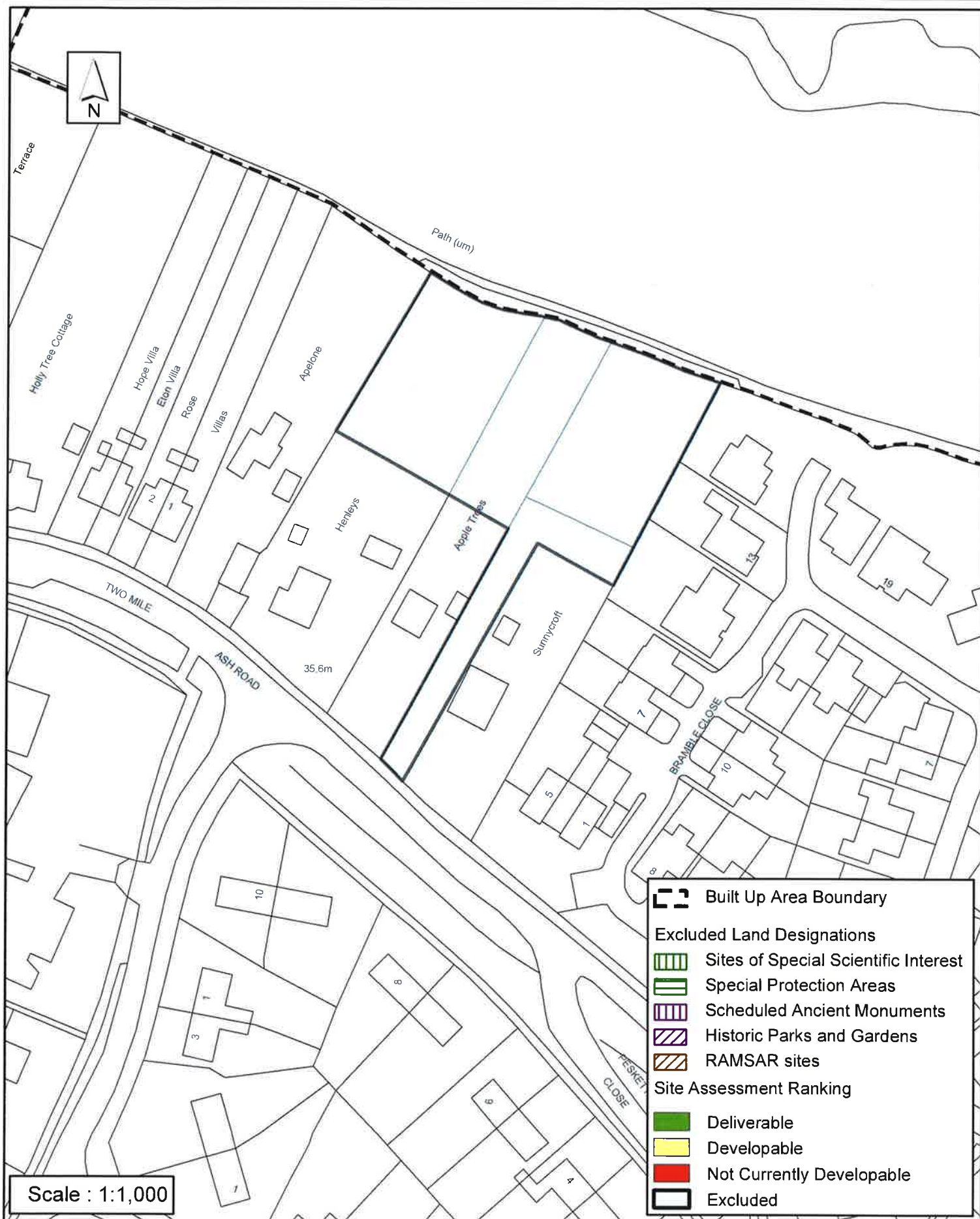
**Justification**

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



SA - 632 : Land to the north of Sunnycroft, Apple Trees and Henleys, Barns Green, Itchingfield



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Date: 16/06/2016

Revision:

## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property



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**Parish****Itchingfield**

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**SHLAA Reference** SA633 **Site Name** Land W of Sandhills Road, E of Parson's Brook

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Sandhills Road, Barns Green	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>			
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.95	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b> <input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b> <input type="checkbox"/>
				<b>Viable</b> <input type="checkbox"/>

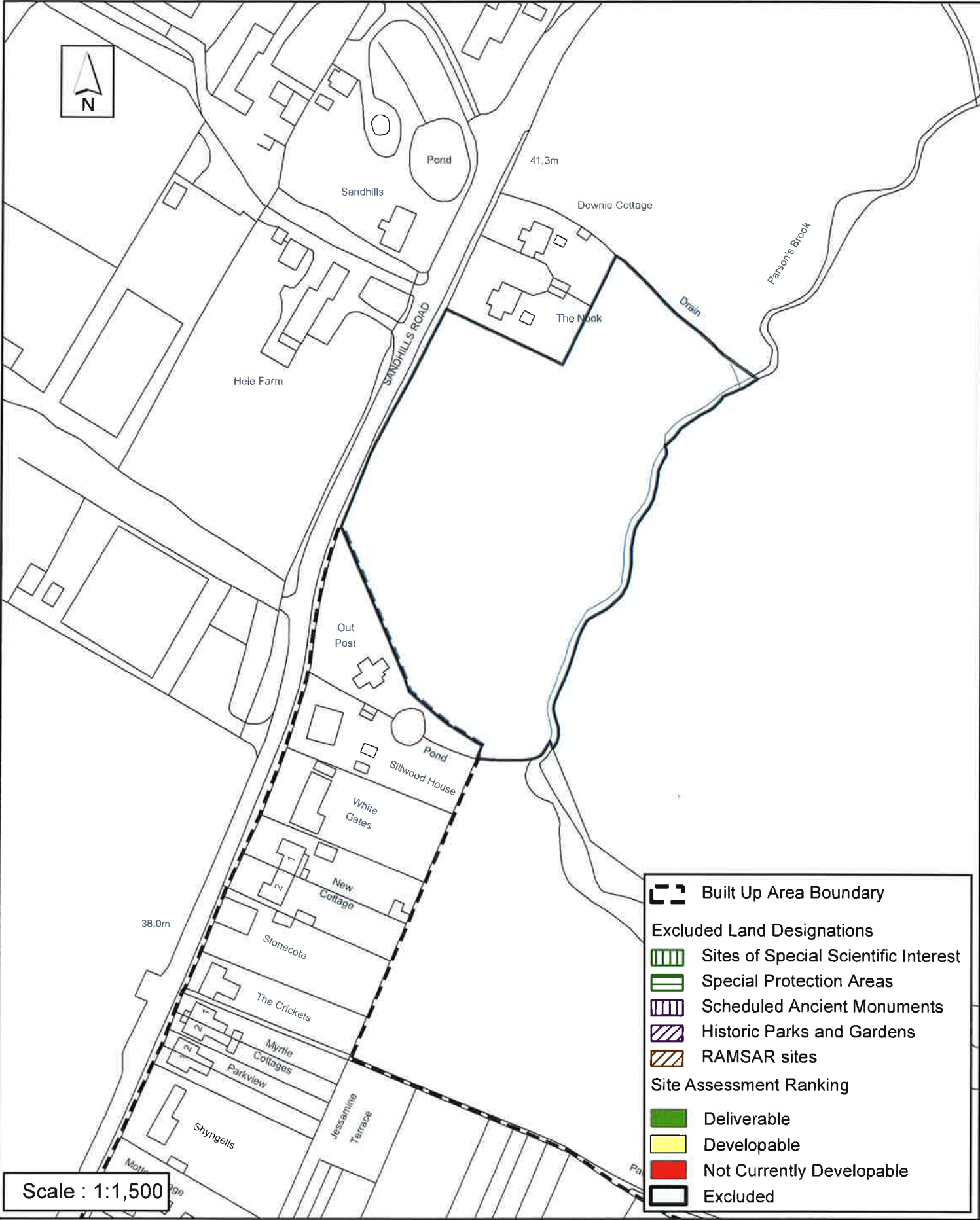
**Justification**

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<b>Excluded Site</b>	<input checked="" type="checkbox"/>	<b>Exclusion Reason</b>	Duplicate site - site assessed as part of wider site area considered under SA344
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>	
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# SA - 633 : Land to the West of Sandhills Road, East of Parson's Brook, Barns Green, Itchingfield



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Date: 16/06/2016

Revision:

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