

West Chiltington Neighbourhood Plan

Site Assessment Report 2018

1. Introduction

1.1 This report shows the results of an assessment of all sites on the Horsham DC SHLAA as it relates to West Chiltington along with those sites that came forward through a call for sites and others added by the NP Team.

1.2 Horsham District Council regularly undertakes a Strategic Housing Land Availability Assessment (SHLAA). Updated assessments will form an important evidence base to ensure sufficient delivery of land for housing in the District and will in due course inform the review of the Local Development Framework Core Strategy. The SHLAA aims to identify potential housing sites, in 5 yearly periods, for the next 15 years.

1.3 Whilst the Strategic Housing Land Availability Assessment and the feedback received from the "Call for Sites" provides an important evidence source for potential housing sites, it does not in itself determine whether a particular site should be allocated for housing development.

1.4 Sites where the yield would be six or less were originally excluded as HDC would not permit their inclusion. However comments received from AECOM have over-ruled that decision.

2. Background

2.1 Provision is made in the HDPF for the development of at least 16,000 homes and associated infrastructure within the period 2011-2031, at an average of 800 homes per annum. This figure includes 1,500 homes from Neighbourhood Plans according to settlement hierarchy and 750 homes from Windfall¹ across the entire District.

2.2 There is an expectation that West Chiltington will provide some housing during the Horsham Plan period primarily to meet locally defined needs.

3. Methodology

3.1 An initial 'trawl' of 38 sites was undertaken to eliminate those which were not available, already allocated for another purpose or did not meet HDC policy. The review of these sites can be seen at Appendix A.

3.2 The remaining sites were then assessed against criteria supplied by Horsham DC, the results of our survey and the policies contained within the HDPF (see Appendix B).

¹ HDPF Glossary defines Windfall site as a site not specifically allocated for development in the Local Development Framework which unexpectedly becomes available for development during lifetime of a plan.

4. Policy Framework

4.1 The key policies set out in the Horsham DC Planning Framework are:

Policy 2 Strategic Development

Policy 3 Development Hierarchy (West Chiltington is defined as a 'medium Village').

Policy 4 Settlement expansion

Policy 25 The Natural Environment and Landscape Character

Policy 26 Countryside Protection

Policy 27 Settlement Coalescence

Policy 33 Development Principles

5. Detailed analysis of sites

5.1 Factors Common to All Sites

- None of the sites are within an Area of Outstanding Natural Beauty (AONB)
- None of the sites have areas of Ancient Woodland present within site boundaries
- None of the sites are within or in close proximity to a scheduled monument, registered park or garden, or registered battlefield
- All of the sites are within an SSSI Impact Zone
- All of the sites are identified in the HDC Habitat Regulations Assessment as being within a Bat Sustenance Zone

Appendix A

Housing Sites Appraisal 2017 – Initial trawl

Table 1

These 38 sites were chosen by the NP team for review. They did not come from a call for sites and there was no knowledge of availability.												
Property	Size	HDC Landscape Capacity Assessment 2014	Landscape Setting	Heritage	Flood risk	Sustainable Location	Infrastructure	Developable	Residents Views	Conclusion	Score - 1 = further investigation; 0 = rejected	
Sites												
1	SA500 (VS01) Land east of Hatches House	0.49ha	WC1 - Moderate to high capacity for development	Bounded on four sides by hedges. Frontage to the road is higher than the road and beyond a hedge giving a rural aspect to the plot.	Listed Building opposite	None	Abuts BUA boundary	Access issues. Traffic travelling west crosses the narrow and dangerous junction at East Street/ Church Street. Severe congestion at school times.	Planning permission sought for three houses but rejected on appeal.	Not supported. The site was promoted at the 2016 NP event and most felt it was not appropriate for this development.	Could the site be suitable for smaller first time buyer homes? Residents objections were mainly that the parish did not need more large homes.	1
2	ES001 Steel Close	0.44ha	WC2 - moderate capacity for development	Bounded on two sides by mature trees.	None	None	Connected to eastern edge of the BUA	Access thru existing road and houses.	Site allocated thru the NP. Development approved.		15 houses - allocated through the NP process	1
3	VS04 Village Nursery	0.68ha	WC2 - moderate capacity for development	Bounded by mature trees on two sides and next to a commercial nursery	None	None	No. Not connected to the BUA	Access via Sinnocks	Not currently developable		Employment site. Will abut the BUA once Steel Close is built.	0
4	VS05 Juggs Lane	0.92ha	WC2 - moderate capacity for development	Open agricultural fields bounded by trees	None	None	Connected to eastern edge of the BUA	Access from Juggs Lane	Not currently developable		Explore availability	1
5	CS06 Crossways	1.12ha	None	Heavily wooded site with a single property. Mature trees to all boundaries	None	None	Yes. Infill site.	Current house on site	Not currently available		Check if any appetite to develop. Inside BUA. Well connected. Could support six to eight homes.	1
6	CS09 Old Boundary Lane	3.81ha	53- no/low capacity for development	High landscape impact. Mature trees to south and east. Open agricultural land.	None	None	Connected to the edge of the BUA	None	Not currently developable		Not currently available. PC will seek to purchase to extend recreation area. Breach of Policy 4 and 27 HDPF	1
7	SA140 Land north of Finches Lane	2.31ha	53- no/low capacity for development	Very visible edge of settlement site. Heavily wooded site.	Eastern edge abuts two grade 2 listed buildings	None	Connected to northern edge of Common boundary	None	Not currently developable		Owner not willing to put forward for development.	0
8	SA059 Southlands Lane	33.31ha	53- no/low capacity for development	High landscape impact	Southlands Farm House Grade 2 Listed	None	No. In the Separation Zone between Thakeham and WC and not connected to the BUA	No issues	Not currently developable		Breach of Policy 4 and 27 HDPF	0
9	SA240 Haglands Parade	0.10ha	None	None	None	None	Yes. Infill site.	Check on site	The potential yield of the site falls below the required SHELAA threshold for 6 dwellings. There are residential properties above the shops.		The site is currently used to provide shops with housing above. Loss of employment and facilities.	0
10	SA319 Smock Alley 1	1.04ha	53- no/low capacity for development	Very visible edge of settlement site. Adjoins an area of deciduous and Econet woodland.	None	Western edge only	Outside BUA in the Separation Zone to Thakeham	None	Not currently developable		Breach of Policy 4 and 27 HDPF	0
11	SA429 Smock Alley 2	1.13ha	53- no/low capacity for development	Open green field site	None	None	No. Outside of BUA and in the Separation Zone		Not currently developable	Not supported. Lots of objection to the appeal.	Rejected at appeal twice (see evidence base). Breach of Policy 4 and 27 HDPF	0

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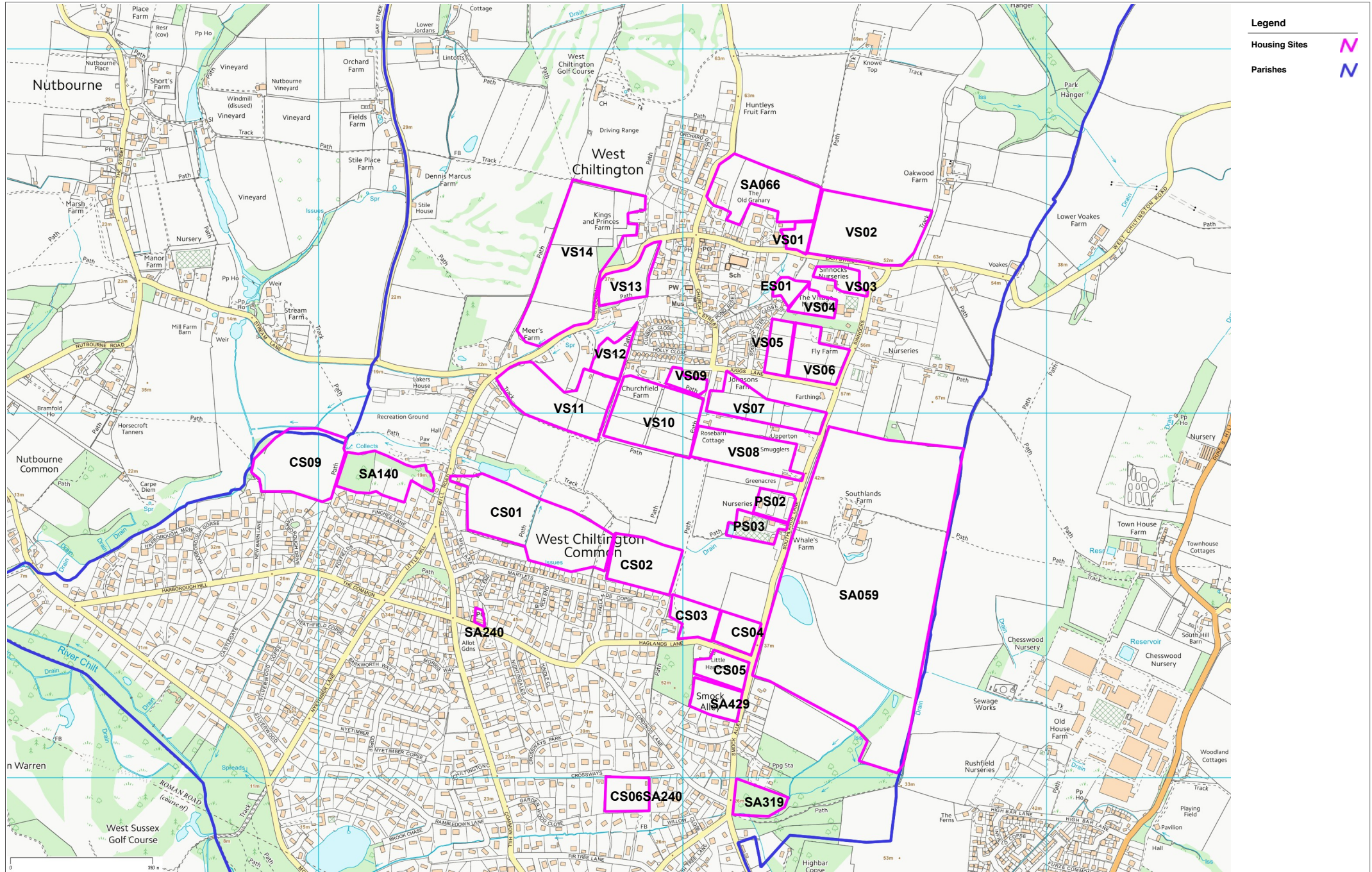
Property	Size	HDC Landscape Capacity Assessment 2014	Landscape Setting	Heritage	Flood risk	Sustainable Location	Infrastructure	Developable	Residents Views	Conclusion	Score - 1 = further investigation; 0 = rejected
12 SA452 Fly Farm	0.28ha	WC2 - moderate capacity for development	Very visible edge of settlement site. Partly used for commercial.	None	None	No. Not connected to the BUA		The site has been considered for commercial use and is excluded from the residential assessment.		Part commercial site - Outside of BUA. Could be considered for employment site. Breach of Policy 4 and 27 HDPF	0
13 SA503 Willetts Farm	? no site area known	None	Rural/agricultural landscape.	None	None	No. Not connected to the BUA		The site has been considered for commercial use and is excluded from the residential assessment		Look at any commercial potential	0
14 VS03 Sinnocks Nursery	0.66ha	WC2 - moderate capacity for development	Agricultural land bounded by mature trees/ hedges.	None	None	No. Not connected to the BUA		Not currently developable		Employment use has ceased. Outside the BUA and not connected. Look at employment use.	0
15 VS06 Fly Farm	1.82ha	WC2 - moderate capacity for development	Very visible edge of settlement site. Agricultural land bounded by trees on two sides.	None	None	No. Not connected to the BUA		Unknown		No not connected to BUA. Policy 4 breach	0
16 VS07 ABC Sanctuary	2.07ha	WC2 - moderate capacity for development	Very visible edge of settlement site. Mature trees on all boundaries. Open agricultural holding	None	None	No. Not connected to the BUA. Separation Zone		Not currently developable. The site is run by a charity.		Employment site- not deliverable. Breach of Policy 4 and 27 HDPF	0
17 Johnsons Farm	0.66ha	WC2 - moderate capacity for development	Edge of settlement site. Traditional Orchard registered within the site. Mature trees on all sides	None	None	Outside of the BUA. Separation Zone		Currently developable		Outside of the BUA. Separation Zone.	1
18 VS08 Smugglers	2.58ha	None	The slope would make this site very visually intrusive. Agricultural land bonded by mature trees.	None	None	No. Not connected to the BUA. Separation Zone		Not currently developable		Breach of Policy 4 and 27 HDPF	0
19 VS09 Caldwelles	0.46ha	WC2 - moderate capacity for development	Very visible edge of settlement site.	Adjoins CA	None	Outside of the BUA in the Separation Zone		Not currently developable		Breach of Policy 4 and 27 HDPF	0
20 VS10 Churchfield Farm	4.09ha	WC2 - moderate capacity for development	Development would affect landscape value	None	None	No. In the Separation Zone. Not connected to the BUA		Not currently developable		Breach of Policy 4 and 27 HDPF	0
21 VS11 Windmill Lane	3.95ha	WC2 - moderate capacity for development	Significant impact on views from South Downs and footpaths. Traditional Orchard registers within site.	None (LBs near southern corner	None	No. In the Separation Zone. Not connected to the BUA		Not currently developable		Breach of Policy 4 and 27 HDPF	0
22 VS12 Holly Close	0.87ha	WC2 - moderate capacity for development	Significant impact on views from South Downs and footpaths	Adjoins CA. Access would be through the Conservation Area	None	No. In the Separation Zone. Connected to the edge of the BUA		Not currently developable		Breach of Policy 4 and 27 HDPF	0
23 VS14 Kings and Princes	7.74ha	WC3 - moderate capacity for development	Some impact on views from the South Downs.	Listed property on eastern edge	None	No. Not connected to the BUA		Not currently developable		Not currently developable. Policy 4 and 27 HDPF	0

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24 CS01 East of Mill Road	6.20ha	53- no/low capacity for development	Significant landscape value. Two large agricultural fields joined by a hedge. Mature trees on boundaries.	Opposite grade 2 Listed Building	None	No. In the Separation Zone. Connected to the edge of the BUA.		Not currently developable		Breach of Policy 4 and 27 HDPF	0
25 CS02 Land north of Haglands Copse	2.40ha	53- no/low capacity for development	Significant landscape value. Agricultural land bounded by mature trees to the west and low hedges to the north and west.	Next to grade 2 listed Old Haglands	None	No. In the Separation Zone. Connected to the edge of the BUA.		Not currently developable		Breach of Policy 4 and 27 HDPF	0
26 CS04 Haglands Lane	0.99ha	53- no/low capacity for development	Significant landscape value. Bounded on three sides by hedges/ trees. Part of a larger agricultural field	None	None	No. In the Separation Zone. Not connected to the BUA	Access issue	Not currently developable		Breach of Policy 4 and 27 HDPF	0
27 CS05 Little Haglands	1.02ha	53- no/low capacity for development	Significant landscape value	None	None	No. In the Separation Zone not connected to the BUA		Not currently developable		Breach of Policy 4 and 27 HDPF	0
28 CS07 Monkmead Wood - adj	9.41ha	None	Within the SDNP and a SSSI	None	Medium	Adjoins southern edge o the BUA	None	Not currently developable	Residents wish to see this area designated as Local Green Space for its amenity value.	Significant amenity value to residents. Risk of flooding.	0
29 CS08 West Chilmington Road	1.17ha	53- no/low capacity for development	High landscape impact. Adjoins the SDNP and the SSSI	None	Medium	No. In the Separation Zone. Connected to the edge of the BUA		Not currently developable		Could be suitable if flooding issues could be addressed but layout of this part of Monkmead Lane would suggest that the site could only be developed for one/two houses to maintain the layout and character of the street. Proximity to SDNP and SSSI would suggest a high quality of design and low visual impact development would be needed.	1
30 VS13 The Hollows	1.38ha	None	Significant impact on views form South Downs and footpaths	Inside Conservation Area	None	Inside Conservation Area. Outside BUA	Access issues	Not currently developable		Breach of Policy 4 and 27 HDPF	0
31 PS01 Mayfield Nursery	? no site area known	None	Impact on sensitivity	None	None	No. Not connected to the BUA		Not currently developable		Look at any commercial potential	0
32 PS02 Nestledown Nursery	0.74ha	53- no/low capacity for development	Impact on setting. Commercial Nursery. Mature trees to east boundary		None	No. In the Separation Zone and not connected to the BUA		Not currently developable		Policy 27 HDPF. Look at any commercial potential	0
33 PS03 The Winery	0.94ha	53- no/low capacity for development	Impact on setting. Commercial Nursery.		None	No. In the Separation Zone and not connected to the BUA		Not currently developable		Policy 27 HDPF. Look at any commercial potential.	0
34 Chilton	0.54ha	53- no/low capacity for development	High landscape impact. Econet and deciduous Woodland.	None	High/ Medium	Inside BUA	Good access	Possibly available		Windfall site - houses surrounding the site are all well proportioned.	1

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Property	Size	HDC Landscape Capacity Assessment 2014	Landscape Setting	Heritage	Flood risk	Sustainable Location	Infrastructure	Developable	Residents Views	Conclusion	Score - 1 = further investigation; 0 = rejected
35 VS02 East Street	5.03ha	WC1 - Moderate to high capacity for development	None	Adjoins eastern edge of CA	None	No. Outside BUA in countryside		Not currently developable		Most of the land is owned by Nyetimber Estates and is vineyard. A small piece on the western edge is not but this is not available for development.	0
36 SA066 Land at Hatches Estate	3.73ha	WC1 - Moderate to high capacity for development	Agricultural land bounded on two sides by mature trees/ hedges. Part of a large agricultural field	Outside BUA.	None	Abuts BUA boundary but is in open countryside.	Poor access	SHLAA states - developable in 6- 10 years for 15 units on the western edge only.	Very limited support due to access issues	Access could be achieved from Broadford Bridge Road but road is narrow and the junction at East Street bad.	1
37 CS03 Land north of Haglands	1.14ha	53- no/low capacity for development	Agricultural land bounded on three sides by mature trees/ hedges. Part of a large agricultural field	Old Haglands to the west is a Grade 2 LB	None	No. In the Separation Zone. Connected to the edge of the BUA.		Current Planning Application	Strong opposition to the development of the site	Policy 27 HDPF. Planning application for temporary workers dwelling and agricultural building on part of the land. (Decision pending as at Feb 17). HDPF Policy 4 applies to all of the land.	0
38 Garage Site	0.10ha	None	None	None	None	Inside BUA	Good access	Unknown - explore		Possible site for minimum 8 flats (see Kensington Close). Commercial garage in residential location.	1



Appendix B

Sites for further review/investigation

Site Location	1. Land east of Hatches House	2. Steel Close	4. Juggs Lane	5. Crossways	6.Old Boundary Lane	17. Johnsons Farm	29. West Chilton Road	34. Chilton	36. Land at Hatches Estate	38 . Moto Di Marino Garage
Size of site	0.49ha	0.44ha	0.92ha	1.12ha	3.81ha	0.66ha	1.17ha	0.54ha	0.845ha	0.10ha
Potential nos of dwellings - calculated by reviewing surrounding density)	15	15	25	6 to 8 (low density area)	100	10	2 to 3 (surrounding properties are all large open plots)	2 to 3 (surrounding properties are all large open plots) - windfall site	15	8 flats
Deliverability - landowner willing to release the site	Yes	Yes	Not currently available	Not currently available	Not currently available	Available	Believed to be available	Believed to be available	Believed to be available	Not immediately
Context										
Current use (state if greenfield)	Agri/greenfield	Agri/greenfield	Agricultural	Residential	Agricultural	Agricultural	Residential	Residential	Agricultural	Employment
Previous uses (mixed use or previously developed land)	Agricultural	Agricultural	Agricultural	Residential land	Residential land	Agricultural	Residential	Residential	Agricultural	Employment
Surrounding land uses	Abuts BUA boundary. Residential properties to the west. Open land to the east.	Connected to eastern edge of the BUA. Open land used for grazing.	Connected to eastern edge of the BUA. Open agricultural land.	Surrounded by houses. Inside BUA.	Connected to the edge of the BUA. Open agricultural land bounded to the south by residential.	Agricultural land bounded to the northwest by residential.	Residential plot on the western edge of the parish. Mature large plots to the east.	Residential plot bounded by open land to the north and west and residential properties to the east.	Agricultural land bounded on two sides by mature trees/ hedges. Part of a large agricultural field	Commercial garage bounded by residential properties.
Site boundary	Bounded on four sides by hedges. Frontage to the road is higher than the road and beyond a hedge giving a rural aspect to the plot.	Bounded on two sides by mature trees.	Open agricultural fields bounded by trees	Heavily wooded site with a single property. Mature trees to all boundaries. TPO1149 applies.	High landscape impact. Mature trees to south and west. TPO 0824 and TPO1115 apply to trees on the boundaries Open agricultural land.	Edge of settlement site in the separation zone. Traditional Orchard registered within the site. Mature trees on all sides	High landscape impact. Adjoins the SDNP and the SSSI. TPO1243 applies to trees on the eastern boundary.	Residential Plot. High landscape impact. Econet and deciduous Woodland. TPO1297 applies to trees on the eastern boundary.	Bounded on two sides by trees . TPO 1052 relates to trees on the eastern edge.	Main road to the west and residential property to the east which is bounded by a fence.
Housing										
Able to accommodate affordable housing	Possibly	Yes	Yes	Yes	Yes	Yes	No	No	Yes	No
Able to provide a range of housing types, sizes and tenures	Possibly	Yes	Yes	Yes	Yes	Yes	No	No	Yes	No
Community Facilities and Access to Services										
Distance to schools (primary and secondary)	100m and 7 miles	100m and 7miles	100m and 7miles	1 and 7 miles	1 and 7 miles	150m and 7 miles	1.3miles and 7 miles	1.3miles and 7 miles	200m and 7 miles	1 mile and 7 miles
Distance to village centre/shop(s) (Metres)	160	268	375	640	636	270	571	1234	200m	1000
Distance health facilities	3.5miles	3.5miles	3.5miles	3.5miles	3.5miles	3.5miles	3.5miles	3.5miles	3.5miles	
Distance to open space/recreation facilities (metres)	1320	1320	1120	1200	300	875	1242	999	1320	509
Distance to community facilities	1320	1320	1120	1200	300	875	1242	999	1320	509
Loss of community/recreation facilities	No	No	No	No	No	No	No	No	No	No
Opportunity to provide open space/ recreation/ community facility	No	No	No	No	No	No	No	No	No	No
Biodiversity										
European designation - SAC/SPA/Ramsar	No	No	No	No	No	No	Adjoins SSSI	No	No	No
National designation - Site of Special Scientific Interest (SSSI)	No	No	No	No	No	No	Adjoins SSSI	No	No	No
Local designation - SNCI/LNR	No	No	No	No	No	No	No	No	No	No
Ancient woodland	No	No	No	No	No	No	No	No	No	No
Tree Preservation Order (within site/ boundary)	No	No	No	Yes	No	No	No	No	Yes	No
Record of protected species/habitats	All sites are within the bat sustenance zone									
Opportunity to enhance biodiversity	No	No	No	No	No	No	No	No	No	No
Landscape										
Within SDNP	No	No	No	No	No	No	No	No	No	No
Adjacent to SDNP	No	No	No	No	No	No	Yes	No	No	No
Views into site (wide/framed/screened/long/short)	Views from the footpath running north/south	Bounded on three sides by hedges	Frames the village edge and provides good views to the east.	Secluded site bounded by mature trees. No views.	Bounded on three sides by footpaths which give good views over the land. Glimpses of the open land to the north.	Bounded on all sides by mature trees.	Bounded on all side by mature trees.	Bounded on two side by mature trees.	Limited due to trees	Very prominent site on a busy crossroad.
Views out of the site (wide/framed/screened/long/ short)	Long views to the north	Bounded on three sides by hedges	Open views to the east	None	Minimal due to tree screen but glimpses of open land to the north	Bounded on all sides by mature trees.	Bounded on all side by mature trees.	Bounded on two side by mature trees. minimal views from open boundary	Good views out of the site to the north	Very prominent site on a busy crossroad. No significant views
Inter village gap	No	No	No	No	No	No	No	No	No	No
Relationship to designated local greenspace	None	None	None	None	None	None	None	None	None	None
Opportunity to enhance landscape	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
Heritage										
Distance to Listed Building	50 metres	100 metres	N/A	N/A	N/A	N/A	75m	100m	49m	N/A
Conservation Area - within or nearby	200m	200m	160m	No	No	144m	No	No	Yes 49m	No
Distance to locally listed building	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Distance to Scheduled Ancient Monument	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other archaeological interest present	No record	No record	No record	No record	No record	No record	No record	No record	No record	No record
Opportunity to enhance heritage assets	No	No	No	No	No	No	No	No	No	No
Transport										
Distance to public transport (minimum hourly service)	2k	2k	2k	1k		0.4			2k	
Access to highway	Yes	Yes	No	Yes	Yes/No	Yes	Yes	Yes	Yes	Yes
Site generate significant additional traffic/congestion	Yes	No	Yes	No	Depends on location of access	Yes	No	No	Yes	
Pedestrian access	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Public rights of way present	Yes	Yes	No	Yes to eastern edge	Yes on three sides	Yes on western edge	Yes on western edge	No	No	No
Access by bike	There are no cycle paths in the Parish and cycling on the roads is hazardous									
Economic Development										
Distance to employment sites	No major employment sites in the Parish.									
Loss of employment site	No	No	No	No	No				Yes	
Opportunity for employment	No	No	No	No	No	No	No	No	Yes	No
Flooding										
Within Flood zone 1 (low risk)	No	No	No	No	No	No	No	No	No	No
Flood zone 2 (medium risk)	No	No	No	No	No	No	Yes	Yes	No	No
Flood zone 3 (highest risk)	No	No	No	No	No	No	No	No	No	No
Surface water flooding issues	Low/Medium	Low	No	Low	Medium to high on northern edge	No	Low/Medium	Low/Medium	Low/Medium	No

Environmental Quality										
Water quality issues	No	No	No	No	No	No	No	No	No	No
Air quality issues	No	No	No	No	No	No	No	No	No	No
Any local noise issues	No	No	No	No	No	No	No	No	Road noise	No
Agricultural land classification	None	None	None	None	None	None	None	None	None	None
Potential contaminated land	None	None	None	None	None	None	None	None	None	None
SUMMARY	Possible site for housing but only if homes meet local need requirements	15 homes allocated thru this Plan.	This site is agricultural land with poor access and is not available	Could provide a site for a small development. Not available.	High landscape value, edge of parish site. Would allow coalescence between Nutbourne and the Parish. Not available.	In the separation zone. Not suitable as it would damage the principle of the Zone.	For it to be in keeping with the surrounding plots the number of deliverable homes would be below the Plan threshold.	For it to be in keeping with the surrounding plots the number of deliverable homes would be below the Plan threshold.	The site currently comprises of three agricultural buildings units which are used by a local farmer in maintaining a herd of cattle on the land that adjoins the buildings. The whole site (buildings and the 3ha of land to the east) are currently farmed as one agricultural unit. Loss of the buildings would render the use of the remaining land for farming purposes very difficult.	Good site for provision of homes for the elderly. Would suit a sheltered housing scheme.
Scoring:-	Red	Significant impact e.g. directly affects Listed Building, within Conservation Area. Where using distance criteria >1km								
	Amber	Potential impact e.g. adjacent to Listed Building, adjacent to Conservation Area. Where using distance 500 to 1km								
	Green	Minimal Impact likely/No Issue. Where using distance criteria 0 - 500m								
	Not relevant									

Site 1 - Land east of Hatches House	
Site Area (ha)	0.49ha
SHELAA Ref	None
Description	<p>A plot on the village edge 200m from the Conservation Area. Bounded on four sides by hedges. Frontage to the road is higher than the road and behind a hedge giving a rural aspect to the plot.</p> 
Site Capacity	15 dwellings
Planning History	Planning permission has been refused at appeal for three homes.
Landscape Character Assessment	WC1 - Moderate to high capacity for development
Infrastructure	Services available to properties to the east.
Local Plan Policies	Policy 4 - Outside BUA; Policy 9.34 Bat Zone;
Opportunities	This site could provide smaller and more affordable homes.
Constraints	Residents objected to the application for three homes mainly due to the size of properties being proposed and the issues of traffic. The site lies next to the village school where there are significant parking issues at peak times. The site is located behind a hedge on land that is higher than the lane. Removal of the hedge and development of the site would damage the rural aspect of the lane and be very visual in the street scene.

Submission
by Croudace
Portland

Planning application reference DC/15/2758 was refused by HDC in February 2016. A subsequent appeal was dismissed.

The applicants have taken comfort from the Examiners comments at appeal where he stated that the development would be in keeping with housing to the west and would not extend the settlement boundary further north or east than existing nearby development. A proposal for six homes was submitted as part of the Reg 14 consultation.

The NP team challenges the view of the Examiner. The site is very clearly an edge of settlement site within a rural landscape. Plans submitted Sept 17 show a development of 6 large houses with access created by cutting through the hedge abutting East Street. A 2.4 x 43m visibility splay is proposed. The road at the point that the access would be created is 5.47m wide. At school times and other points in the day there is a line of cars parked along East Street (see image below) making it difficult for existing residents to exit their properties. There is no footway along the road which causes residents to walk in the road to manoeuvre around parked cars. Any increase in access would make this situation worse. It would also render the proposed visibility splay useless as there would often be cars parked within it. The issue has been added to by the introduction of parking restrictions outside of the school.



<p>Conclusion</p>	<p>The site is outside of the settlement boundary where Policy 4 applies. Development of the site would cause the traffic and parking issues in East Street to worsen.</p> <p>The opening of the hedge and introduction of the visibility splays would alter the rural character of the street as it is not believed that they can be contained within the small opening shown on the plans.</p> <p>There are very limited opportunities to access sustainable transport options from this part of the village. Cycling to Pulborough or Storrington on largely unlit winding single track roads with cars passing and meeting on blind bends is not for the faint hearted. The reality is that most journeys will be taken by car thereby adding to the road congestion.</p> <p>The bus service is very poor and young people cannot work in the areas of employment in Pulborough or Storrington without being taken by car as there are no services at weekends. It further prohibits trips to London etc by anyone who does not have a car.</p> <p>The limited access to sustainable methods of transport would require residents to have a reliance upon private cars and therefore does not accord with the requirements of the NPPF or the presumption in favour of sustainable development.</p>
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Plan submitted by Croudace September 2017 at Reg 14 Consultation



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Rev.	Description	Date
/	/	/



Client: CROUDACE PORTLAND

Project: Land Adjoining Hatches House, East Street, West Chiltington

Title: Feasibility Layout

Status: SKETCH

Scale: 1 : 500 **Date:** Sept 2017

Revision: / **Sheet:** A3

Drwg No: FD 17 - 1529 - 01SK



Appeal Decision

Site visit made on 29 June 2016

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 12 September 2016

Appeal Ref: APP/Z3825/W/16/3146083

Land adjacent to Hatches House, East Street, West Chiltington, West Sussex

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Croudace Portland against the decision of Horsham District Council.
 - The application, Ref. DC/15/2758, dated 8 December 2015, was refused by notice dated 4 February 2016.
 - The development proposed is the erection of 3 detached dwellings.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are: (i) whether the proposal would be in harmful conflict with the Council's strategy for housing development in the District, and (ii) the effect of the proposal on the character and appearance of the rural edge of West Chiltington.

Reasons

3. On the first issue, the Council considers that because it can demonstrate a 5 year housing supply and the site is in a countryside location outside the built up area boundary of West Chiltington, the proposal would be contrary to its strategy of a hierarchical approach of concentrating development within the main settlements of the District. In this context the development would conflict with Policies 1, 2, 3 & 4 of the Horsham District Planning Framework 2015 ('the HDPF').
 4. In brief summary, Policy 1 is a strategic policy to secure sustainable development to reflect Government policy in the National Planning Policy Framework 2012 ('the NPPF'); Policy 2 indicates the spatial basis for development in the period to 2031; Policy 3 identifies West Chiltington as a 'medium village' in its settlement hierarchy, and Policy 4 explains that the expansion of settlements will be supported where a proposal meets a number of provisos.
 5. The disagreement between the appellant and the Council essentially relates to the interpretation of HDPF Policy 4, with the Council of the view that the appeal scheme is precluded through the site being both outside the settlement
-

boundary for West Chilton and not allocated in a Neighbourhood Plan or the HDPF. The appellant's assertion is that with the Neighbourhood Plan at an early stage the appeal site qualifies as a windfall site under category 5 of HDPF Policy 15. The latter is a strategic policy relating to the scale and distribution of the 16,000 homes envisaged for the District within the plan period of 2011-2015.

6. In making this assertion the appellant attributes substantial weight to the Inspector's comments in Appeal Ref. APP/Z3825/W/15/3022944. I note that although the Inspector in this case correctly concluded that point 1 of Policy 4 precludes windfall sites on unallocated sites outside the settlement boundaries of built up areas, he then considered this not to be 'sensible' and suggested an altered wording of the policy to allow its interpretation to support the principle of windfall sites under Policy 15.
7. However, I take the opposite view and consider that it would not be 'sensible' if land not previously developed but outside and adjoining a built up area boundary were to be regarded as a windfall site. Such an interpretation would effectively allow any owner of such land to claim 'windfall status', subject only to compliance with the criteria relating to such matters as landscape impact and accessibility to services in the other relevant policies.
8. Having regard to the large amount of land around the periphery of the various towns and villages listed in Policy 3, this would be likely to create a plethora of suggestions of sites 'unexpectedly becoming available'. This would allow development that, if permitted, would undermine the basis on which the HDPF envisages housing delivery in the District consistent with Policies 1,2, 3 & 4 taken together and in accordance with the NPPF.
9. The latter's glossary defines windfall sites as '*sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available*'. Whilst this does not rule out land adjoining the outside boundaries of built up areas I consider it reasonable, for the reason stated in paragraph 8 above, to give substantial weight to the 'previously developed' element in such circumstances.
10. I accept that the definition of windfall sites in the HDPF glossary has given some encouragement to the appeal scheme and this suggests that a fuller definition, either closer to that in the NPPF or with a reference to the location of windfall sites normally being within built up area boundaries, would have been less ambiguous. However, I accept the Council's view that the existing definition has to be read in the context of its housing strategy, namely any sites outside the built up area boundaries coming forward only through allocations.
11. I can find no fault with this approach, which in any event through the wording of Policy 4, including criterion 1 requiring an allocation for housing in the HDPF or a Neighbourhood Plan, has been adjudged 'sound' by the Local Plan Inquiry Inspector. The appeal scheme is in clear conflict with Policy 4 and because a departure from it would be contrary to sound planning and undermine the adopted housing strategy I consider that this conflict would also be harmful.
12. Turning to the second issue, the Council considers there would be a conflict with Policies 25, 26 and 33 of the HDPF. Policy 25 is a strategic policy to safeguard the natural environment and landscape character; Policy 26 protects the

countryside, and Policy 33 sets out development principles in order to conserve and enhance the natural and built environment.

13. I have given careful consideration to the Council's assessment that the development would have a harmful effect on this part of the village. However, it is inevitable that a housing proposal of three dwellings will fundamentally change the character and appearance of the site itself, as by definition development alters open countryside to a built form. There is therefore inescapably an adverse impact on the landscape and countryside.
14. That said, in this case I consider that the site's location is well related to the existing village and its services and that the form of development would be in keeping with the character and appearance of West Chilton. The proposal would not extend the settlement boundary further north or east than existing nearby development. The scheme would not be dissimilar to the existing housing to the west and would be visually contained by boundaries that are well defined by mature vegetation. Although the access road would increase its visibility from the public realm this would not be significant given the proposed layout and with the existing tree frontage to East Street that for the most part would be retained. On this issue I do not therefore conclude that any conflict with Policies HDPF 25, 26 and 33 would in itself necessarily preclude the development of the site in the form indicated in the appeal scheme.
15. As the evidence pulls in different directions I must consider the planning balance in this case. Firstly, my favourable comments for the development in terms of detail must be set against the substantive objection in terms of the principle of the site coming forward outside the scope of provisions of the HDPF and in a way that would undermine its housing delivery strategy and set an unfortunate precedent. This factor merits considerable weight.
16. Secondly, it is for the emerging Neighbourhood Plan to evaluate the loss of countryside and any impact of development on the rural landscape against the benefit of additional housing. I have limited information on the Plan in this appeal other than the fact that it is at an early stage and that the appellant has referred to the sites at Steele Close and Hatches Estate, each provisionally allocated for 15 dwellings.
17. Thus whilst ostensibly there is an argument that the appeal scheme could be allowed because of the absence of harm to the area other than that which inevitably occurs when development takes place, I consider that there would have been no opportunity within the Neighbourhood Plan process for a comparative assessment of the net effect of larger or smaller sites or their particular locations as regards proposed housing and its environmental implications. In short, a permission on the basis of this appeal would be clearly inappropriate in terms of both strategy and local reasons relating to the village.
18. I have considered all the other matters raised for the appellant but have found nothing to alter my conclusion that on balance the appeal should be dismissed.

Martin Andrews


INSPECTOR

Site 2 - Steele Close	
Site Area (ha)	0.44ha
SHELAA Ref	None
Description	<p>Green edge of Parish field used for grazing. Views east toward nursery site.</p> 
Site Capacity	15 dwellings
Planning History	Planning permission has been granted subject to a S106 Agreement which was completed in April 2017 .
Landscape Character Assessment	None
Infrastructure	Services available to properties to the south.
Local Plan Policies	Policy 4 - Outside BUA; Policy 9.34 Bat Zone;
Opportunities	This site is allocated through the Plan process.

Constraints	Poor access through already congested narrow roads.
Conclusion	The site has been allocated through the NP process for 15 homes - 14 affordable and one full cost with access through an existing housing estate.


4. Juggs Lane	
Site Area (ha)	0.92ha
SHELAA Ref	None
Description	<p>Connected to eastern edge of the BUA. Open agricultural land.</p> 
Site Capacity	30 dwellings
Planning History	None
Landscape Character Assessment	WC2 - moderate capacity for development
Infrastructure	Services available to properties to the west.


Local Plan Policies	Policy 4 - Outside BUA; Policy 9.34 Bat Zone;
Opportunities	None
Constraints	Access not available to the west. New access would take traffic through already congested narrow roads.
Conclusion	The land is not available and lies outside the BUA in open farmland. Not suitable for development.


Site 5 - Crossways	
Site Area (ha)	0.12ha
SHELAA Ref	None
Description	<p>Residential plot in large grounds surrounded by smaller properties. Tree Preservation Orders on parts of the site.</p> 
Site Capacity	6 to 8 dwellings to keep it in character with the surroundings.
Planning History	None
Landscape Character Assessment	None
Infrastructure	Existing
Local Plan Policies	Policy 9.34 Bat Zone;
Opportunities	Could provide some additional mid range housing.
Constraints	Heavily wooded site with a single property. Mature trees to all boundaries. TPO1149 applies.
Conclusion	Owner has indicated that the site is not available.


Site 6 - Old Boundary Lane	
Site Area (ha)	3.81ha
SHELAA Ref	None
Description	<p>Open agricultural land bounded to the south by residential. Visual edge of settlement location.</p> 
Site Capacity	100 dwellings
Planning History	None
Landscape Character Assessment	53- no/low capacity for development
Infrastructure	None
Local Plan Policies	Policy 4 - Outside BUA; Policy 27 - coalescence; Policy 9.34 Bat Zone;
Opportunities	Could provide additional recreation land for the Parish
Constraints	TPO 0824 and TPO1115 apply to trees on the boundaries. Access would have to be via an existing residential site which residents do not agree to.
Conclusion	Not available for development.

Site 17 - Johnsons Farm

Site Area (ha)	0.66ha
SHELAA Ref	None
Description	Agricultural land bounded to the northwest by residential. 
Site Capacity	6 dwellings
Planning History	None
Landscape Character Assessment	WC2 - moderate capacity for development
Infrastructure	Available
Local Plan Policies	Policy 9.34 Bat Zone; Policy 4 - Outside BUA
Opportunities	None
Constraints	Edge of settlement site in the separation zone. Traditional Orchard registered within the site. Mature trees on all sides
Conclusion	Not developable.

Site 29 - West Chilmington Road	
Site Area (ha)	1.17ha
SHELAA Ref	None
Description	Residential plot on the western edge of the parish. 
Site Capacity	2 to 3 (surrounding properties are all large open plots)
Planning History	None
Landscape Character Assessment	53- no/low capacity for development
Infrastructure	Available (current residential site)
Local Plan Policies	Policy 9.34 Bat Zone; Policy 4 - Outside BUA;
Opportunities	Could accommodate 2 to 3 properties - surrounding plots are very large and spacious
Constraints	High landscape impact. Adjoins the SDNP and the SSSI. TPO1243 applies to trees on the eastern boundary.
Conclusion	Outside the BUA where the windfall policy would not apply. Sensitive location. Not suitable for development.

Site 34 - Chilton	
Site Area (ha)	0.54ha
SHELAA Ref	None
Description	<p>Residential plot bounded by open land to the north and west and residential properties to the east.</p> 
Site Capacity	2 to 3 (surrounding properties are all large open plots)
Planning History	
Landscape Character Assessment	53- no/low capacity for development
Infrastructure	Existing residential plot.
Local Plan Policies	Policy 9.34 Bat Zone;
Opportunities	Windfall site
Constraints	High landscape impact. Econet and deciduous Woodland. TPO1297 applies to trees on the eastern boundary.
Conclusion	Windfall site only. Any development would need to respect the density of surrounding area.
Addendum	Planning permission granted for 5 dwellings 2018. 2 x 5bed and 3x 3bed bungalows.

Site 36 -Land at Hatches Estate	
Site Area (ha)	0.845ha
SHELAA Ref	SA066
Description	<p>Agricultural land bounded on two sides by mature trees/ hedges. Part of a large agricultural field</p> 
Site Capacity	15 dwellings
Planning History	None
Landscape Character Assessment	WC1 - Moderate to high capacity for development
Infrastructure	Available
Local Plan Policies	Policy 4 - Outside BUA

<p>Opportunities</p>	<p>The land is shown in the SHELAA as being possibly suitable for a small amount of development along the western edge of the site. A pre-submission masterplan for the site was submitted as part of the Reg 14 consultation (see Evidence Base). It is for a mixed development of 15 dwellings made up of 5 x 2bed dwellings; 6 x 3 bed dwellings and 4 x 4 bed dwellings. Five of the dwellings would be affordable.</p> <p>The site currently comprises of three agricultural buildings units which are used by a local farmer in maintaining a herd of cattle on the land that adjoins the buildings. The whole site (buildings and the 3ha of land to the east) are currently farmed as one agricultural unit. Loss of the buildings would render the use of the remaining land for farming purposes very difficult.</p> <p>The applicant states that access to the site would not be intensified as the current buildings could be converted to commercial uses without planning permission as they fall within Class R. However, by their own admission the cumulative floor space of the buildings is over 500m² which puts them outside of the PD rights granted by Class R.</p> <p>The development extends 98m north of the end of the existing farm buildings and intrudes into the countryside well beyond the existing settlement boundary on the eastern side of Broadford Bridge Road.</p>
<p>Constraints</p>	<p>None</p>


<p>Conclusion</p>	<p>This development is outside of the BUA in open rural farm land. Removal of the farm buildings would remove employment and be likely to render the adjoining farmland untenable. This would be in breach of Policy 9 of the HDPF. Policy 10 also states that the conversion of rural buildings to business uses will be considered over residential in the first instance.</p> <p>The extension of development 98m north of the current farm buildings is extending the BUA well beyond the settlement boundary on the eastern side of Broadford Bridge Road.</p> <p>The assertions made in the traffic impact study do not take into account the danger faced by pedestrians walking on roads with no pavements in an area where traffic numbers are high. There is also an issue with parking in Broadford Bridge Road at school times when pedestrians are required to walk in the middle of the road to pass parked cars.</p> <p>The study also concludes that cycling is a good substitute for short car trips. This has clearly been written by someone who has never cycled on the single track windy lanes that join the local villages to each other. Cycling to Pulborough or Storrington on largely unlit winding single track roads with cars passing and meeting on blind bends is not for the faint hearted. The reality is that most journeys will be taken by car thereby adding to the road congestion.</p> <p>The bus travel suggestion made in the Transport study fails to note that there is only one service per day and then only Monday to Friday, to Pulborough where the station is located. This means that young people cannot work at weekends unless they are taken by car. It further prohibits trips to London etc by anyone who does not have a car.</p> <p>The limited access to sustainable methods of transport would require residents to have a reliance upon private cars and therefore does not accord with the requirements of the NPPF or the presumption in favour of sustainable development.</p> <p>Development of this site will add more congestion to the local roads; will not provide truly affordable housing within the reach of local young people; is an intrusion into the countryside outside of the settlement boundary and will remove employment from the parish.</p>
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Rev C: 24/05/17 Turning head amended

Hatches Estate Broadford Bridge Road West Chillington	Indicative Site Layout April 2017 1/500 @ A3	Dwg 1711-02C
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Indicative site layout

Site 38 - Moto Di Marino Garage	
Site Area (ha)	0.10ha
SHELAA Ref	None
Description	<p>Commercial garage bounded by residential properties.</p> 
Site Capacity	8 flats minimum.
Planning History	None relevant
Landscape Character Assessment	None
Infrastructure	Available
Local Plan Policies	Policy 9.34 Bat Zone;
Opportunities	Could provide sheltered accommodation for downsizing. Current building on site is over two storeys in height. There is a further small parking area to the south of the site.
Constraints	Site not currently available .
Conclusion	<p>The owner has indicated that he does not intend to vacate the land in the near future but may do so during the life of the Plan.</p> <p>If this were to happen the site would be suitable for sheltered housing due to its good location on a bus route and next to shops.</p> <p>Taking the footprint of flats in Kensington Close as a guide it is believed that the site could accommodate between 8 and 12 flats. Given the results of the Aecom study and its recognition of the needs of our ageing population the provision of small two bedroomed units is likely to meet this need. Our own housing survey revealed 10 people wishing to move to more manageable or sheltered accommodation in the next five years.</p>

Map of sites

