

**Itchingfield Neighbourhood Plan  
Submission Sustainability Appraisal  
(incorporating Strategic Environmental  
Assessment)**



**April 2020**

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**Appendix 2** - Itchingfield Neighbourhood Plan Policy Options Appraisals

## 1. INTRODUCTION

- 1.1. This Sustainability Appraisal (SA) report is in respect of the Submission Itchingfield Neighbourhood Plan (INP).
- 1.2. The Parish is predominantly rural. It lies between between Horsham and Billingshurst and includes the settlements of Itchingfield and Barns Green. The latter is the main settlement in the Parish.
- 1.3. The historic market town of Horsham is circa 4 miles to the north east of the Parish. The Parish is bounded by Broadbridge Heath Parish Council to the north east, Southwater Parish Council to the east, Shipley to the south east, Billingshurst Parish Council to the south and south west and Slinfold Parish Council to the north west.
- 1.4. The Parish is identified as “medium village” in the Horsham District Planning Framework. The settlement hierarchy identifies Barns Green as having a moderate level of service and facilities and community networks, together with some access to public transport. It notes that Barns Green provide some day to day needs for residents, but relies on small markets towns and larger settlements for a number of their requirements.
- 1.5. The National Planning Policy Framework (NPPF) confirms:

*“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood Plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan<sup>1</sup>”.*
- 1.6. The INP as been driven and prepared by Itchingfield Parish Council (IPC), with input from local residents, community groups and other stakeholders.
- 1.7. The INP is important for the future of the Parish. If positively supported at Referendum, it will become a key material consideration in guiding development in the Parish and determining planning applications up to 2031.
- 1.8. Neighbourhood Plans must be in general conformity with the adopted Development Plan Document (DPD) of the District. The Horsham District Planning Framework (HDPF) is the overarching planning document for Horsham district outside the South Downs National Park (SDNP).
- 1.9. The obligation to undertake a SA is set out in Section 39 of the Planning and Compulsory Purchase Act 2004. This requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. The process involves examining the likely effects of the Plan and considering how they contribute to social, environmental and economic well-being.
- 1.10. A Strategic Environmental Assessment (SEA) involves the evaluation of the environmental impacts of the plan or programme. The requirement for SEA is set out in the European Directive 2001/42/ EC adopted in UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.

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<sup>1</sup> Paragraph 29, National Planning Policy Framework

- 1.11. The SEA process is very similar to the SA process, with more prescriptive guidance that needs to be followed in order to meet the SEA Directive’s requirements. Government guidance (in a Practical Guide to the Strategic Environmental Assessment Directive (ODPM 2005)) suggests incorporating the SEA process into the SA and consider economic and social effects alongside the environmental effects considered through the SEA. This approach has been followed. For simplification, this report is referred to as a SA, although it incorporates the SEA.
- 1.12. The purpose of this SA is to assess whether the INP may have effects on a range of sustainability topics and consider alternatives and mitigation to reduce any negative impact.
- 1.13. Much of the data used in the preparation of the SA comprises ‘baseline information’ which is contained and presented in a Scoping Report prepared in the early stages of this SA process. The Scoping Report collated baseline data on broad areas of economic, social and environmental issues. It analysed a range of environmental protection objectives established at International, European, national or local level which were relevant to the INP. It considered the implications of other plans and documents and set out a series of Sustainability Objectives. The Scoping Report also set out the proposed methodology for undertaking the SA.
- 1.14. The Scoping Report and baseline data was the subject of public consultation with statutory bodies (Historic England, Natural England, the Environment Agency) in January 2018.
- 1.15. The document has been continually updated to ensure that any new plans or documents released whilst the INP has been prepared, have been assessed.
- 1.16. This SA is structured as follows:

<b>Section 2</b> - Details the SA (inc SEA) appraisal methodology;
<b>Section 3</b> - Sets out the baseline collection work, identification of the plans, policies and programmes that have an impact on the INP, with updates on these in light of feedback on the Scoping Report. It also includes a summary of the challenges for the future of the Parish;
<b>Section 4</b> - Sets out the objectives and indicators (collectively known as the Sustainability Framework), which will be used to appraise the various policy options. The INP objectives are tested against the Sustainability Objectives for compatibility;
<b>Section 5</b> - Contains the individual policy appraisals, testing realistic options against the Sustainability Framework; and
<b>Section 6</b> - Sets out the next steps.

- 1.17. The SA process has established a range of sustainability issues and options to be considered in formulating the proposals for the INP. It has ensured consideration of a range of potential social, economic and environmental effects. This has enabled the most sustainable policy options to be identified for inclusion with the Submission INP.

## 2. APPRAISAL METHODOLOGY

2.1. This SA has been prepared in accordance with the following Government guidance:

- Sustainability Appraisal guidance within the CLG Plan Making Manual
- SEA guidance from the ODPM “A Practical Guide to the Strategic Environmental Assessment directive” 2005.

2.2. Based on this guidance, a five stage approach has been undertaken in preparing this SA:

Stages in the SA process	
Stages	Tasks
<b>Stage A</b> - Setting the context and Objectives, establishing the baseline and deciding on the scope	<ul style="list-style-type: none"> <li>• Identify other relevant plans and programmes</li> <li>• Collect Baseline Information</li> <li>• Identify Problems</li> <li>• Develop Objectives and the Sustainability Framework</li> <li>• Consult on the scope of the SA</li> </ul>
<b>Stage B</b> - Developing and refining alternatives and assessing effects	<ul style="list-style-type: none"> <li>• Test the Plan Objectives against SA Objectives</li> <li>• Develop alternative options</li> <li>• Assess the effects of policy options against the SA Objectives</li> <li>• Consider mitigation</li> <li>• Propose measures to monitor the effects</li> </ul>
<b>Stage C</b> - Preparing the Sustainability Appraisal	<ul style="list-style-type: none"> <li>• Present the predicted effects of the Plan, including alternatives</li> </ul>
<b>Stage D</b> - Consulting on the INP and SA	<ul style="list-style-type: none"> <li>• Give the public and consultation bodies opportunity to comment on the SA</li> <li>• Assess significant changes to the INP</li> </ul>
<b>Stage E:</b> Monitoring the significant effects of implementing the plan or programme on the environment.	<ul style="list-style-type: none"> <li>• To monitor the effectiveness of the INP.</li> </ul>

**Figure 1:** Stages in the SA process

- 2.3. Stage A and the associated tasks have been undertaken as part of the preparation of the Scoping Report. This was published for formal consultation in July 2016. The feedback from this consultation and the consequential changes to the baseline data and sustainability framework are detailed below in this report. The Scoping Report, and responses to it, are an intrinsic part of the SA process, and should be read in conjunction with this report.
- 2.4. Stage B is the main focus of this report. It involves measuring the likely significant social, economic and environmental effects of the strategy and policies contained within the Submission INP.
- 2.5. Section 4 of this report sets out the Sustainability Framework and tests the objectives of the INP against this framework. Section 5 sets out the policy appraisal. This highlights the different advantages and disadvantages of each option, showing the preferred policy is the most sustainable option, given reasonable alternatives. The following symbols and colours are used to record this:

✓✓	Significant positive impact on the sustainability objective
✓	Positive impact on the sustainability objective
?✓	Possible positive or slight positive impact on the sustainability objective
0	No impact or neutral impact on the sustainability objective
?✗	Possible negative or slight negative impact on the sustainability
✗	Negative impact on the sustainability objective
✗✗	Significant negative impact on the sustainability objective

**Figure 2:** Symbols in the SA process

- 2.6. This scoring system is comparable with the SA undertaken by HDC in connection with their production of the HDPF. The appraisal tables provide a summary explanation of the predictions of the effect the policy options will have on the objectives.
- 2.7. The results of Stage B are comprised in this report, which collectively comprises Stage C.
- 2.8. In accordance with Stage D, this report is to be the subject of public consultation alongside the Submission INP.
- 2.9. Stage E will not take place until the INP is adopted and the effects monitored, as detailed in Section 6 of this Report.

### 3. BASELINE INFORMATION

- 3.1. As part of Stage A of this SA process, a review of other plans, programmes, policies, strategies and initiatives that may influence the content of the INP was undertaken, together with the collation of extensive baseline data for the Parish. This was presented in the Scoping Report.
- 3.2. The Baseline Data (as outlined in the Scoping Report) is presented below. Where this data has been updated either due to the availability of more recent baseline data or in response to consultation advice received in response to consultation on the Scoping Report this is also set out below under each topic.

#### General Parish Characteristics

- 3.3. The Parish lies between between Horsham and Billingshurst and includes the settlements of Itchingfield and Barns Green. The latter is the main settlement in the Parish.
- 3.4. The historic market town of Horsham is circa 4 miles to the north east of the Parish.
- 3.5. The Parish is bounded by Broadbridge Heath Parish Council to the north east, Southwater Parish Council to the east, Shipley to the south east, Billingshurst Parish Council to the south and south west and Slinfold Parish Council to the north west.
- 3.6. The Parish is identified as “medium village” in the Horsham District Planning Framework. The settlement hierarchy identifies Barns Green as having a moderate level of service and facilities and community networks, together with some access to public transport. It notes that Barns Green provide some day to day needs for residents, but relies on small markets towns and larger settlements for a number of their requirements.

#### Social Characteristics - Population

- 3.7. The census data from 2011 shows that the total population for the parish was 1565. This was a rise of 88 people from 2001 (5.95%). A total of 50.1% (785) were male, whilst 49.8% (780) were female.
- 3.8. The age structure comprises:

- 385 persons aged between 0-17;
- 395 persons aged between 18-44;
- 507 persons aged between 45-64; and
- 278 persons aged 65 and over.

3.9. At the time of the census, there were a total of 555 households (at least 1 person occupying at the time of the census). This comprised a mix of:

- 111 x 1-person households;
- 202 x 2-person households;
- 98 x 3-person households;
- 93 x 4-person households;
- 27 x 5-person households;
- 21 x 6-person households;
- 1 x 7-person households; and
- 2 x 8+ person households.

3.9. The Office for National Statistics, published 2016-based Subnational Population Projections, in May 2018. These are broken down to local authority and health authority level. This confirms, the populations of all regions in England are projected to grow by mid-2026; regions in the north of England are projected to grow at a slower rate than those in the south. The South East is expected to grow by 574,000 people (6.4%) over 10 years (mid 2016 - mid 2026). <sup>2</sup>

3.10. For Horsham, the 2016 based subnational population projection, mid-2016 to mid-2041 is 138,523. This is an increase of 7222. This equates to a 5.5% population increase on the 2011 population (131,301).

3.11. There are no population projections available at a parish level.

### Social Characteristics - Housing

3.12. At time of the last Census there were a total of 555 occupied dwellings (household with at least one usual resident) in the Parish. This comprised:

- 281 Detached dwellings;
- 189 Semi-Detached;
- 73 Terraced;
- 21 Flat/Maisonette;
- 2 Flat/Maisonette in converted or shared house;
- 1 Flat/Maisonette in commercial building; and
- 11 Caravan/mobile home.

3.13. Of the occupied households, the ownership/tenure were as follows:

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<sup>2</sup> <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2016based>



- 218 owned outright;
- 264 owned with a mortgage to loan;
- 2 shared ownership (part owned and part rented);
- 25 socially rented;
- 37 privately rented from Council
- 37 were privately rented through other means;
- 9 living rent free.

3.16. The size of the properties were:

- 1: 1 room;
- 5: 2 rooms;
- 13: 3 rooms;
- 44: 4 rooms;
- 492: 5+ rooms.

3.17. The number of bedrooms in each property were:

- 1: no bedrooms;
- 16: 1 bedrooms;
- 80: 2 bedrooms;
- 234: 3 bedrooms;
- 148: 4 bedrooms;
- 76: 5+ bedrooms.

3.18. The census indicated there were a total of 1,113 cars owned by residents within the Parish. Ownership per household was as follows:

- 32 Houses with no cars
- 136 Houses with 1 car ;
- 256 Houses with 2 cars ;
- 84 Houses with 3 cars; and
- 47 Houses with 4+ cars .

### Social Characteristics - Human Health

3.19. The Office for National Statistics holds records for “General health” at a Parish level. For Itchingfield this indicates:

- 858 Very good health;
- 490 Good health;
- 189 Fair health;
- 30 Bad health; and
- 7 Very bad health.

### Social Characteristics - Deprivation

- 3.18. The indices of multiple deprivation (IMD) is a composite indicator used to compare deprivation. It is made up of a number of factors including: employment, income, health, education/training, barriers to housing, crime and living environment. There are then standalone measures for deprivation affecting children and deprivation affecting older people.
- 3.19. The IMD can be expressed as a comparison to the rest of England and also as a comparison to the rest of Horsham District. IMD's are sub-divided into Lower Super Output Areas (LSOA's) and based on a range of indicators which reveal if an LSOA suffers from 'multiple' deprivation issues. LSOA's are areas of population size and do not always relate to exact Parish sizes, villages or geographies. LSOA's have an average population of some 1,500 residents, although they are not uniform in size.
- 3.20. If an area has low overall deprivation, this does not suggest that it has no deprivation issues, but that broadly there is not a multiple range of deprivation issues. An area which has low overall deprivation also may still have small pockets of deprivation. It is important to note that it is not a measure of wealth and solely a measure of deprivation. An area which has low deprivation will not necessarily be a wealthy area, and an area of higher deprivation will not necessarily be a poorer area.
- 3.21. The South East of England contains the second lowest number of the most deprived LSOA's, and highest number of the least deprived LSOA's. West Sussex is one of the least deprived higher level authorities, ranking 130th out of 152 upper tier authorities. Horsham District is one of the least deprived lower tier authorities in England, ranking 295th least deprived local authority out of 326. Within Horsham District there are 81 LSOAs, none which fall within the most deprived 30%. Conversely it contains 50 LSOA's in the least deprived 20%. Of this, 29 LSOA's are in the least deprived 10%.
- 3.22. There are 32,844 LSOA's in England, with 1 being the most deprived and 32,844 being the least deprived. The IMD data for the parish, relative to the district and England, is shown below on Figure 3.

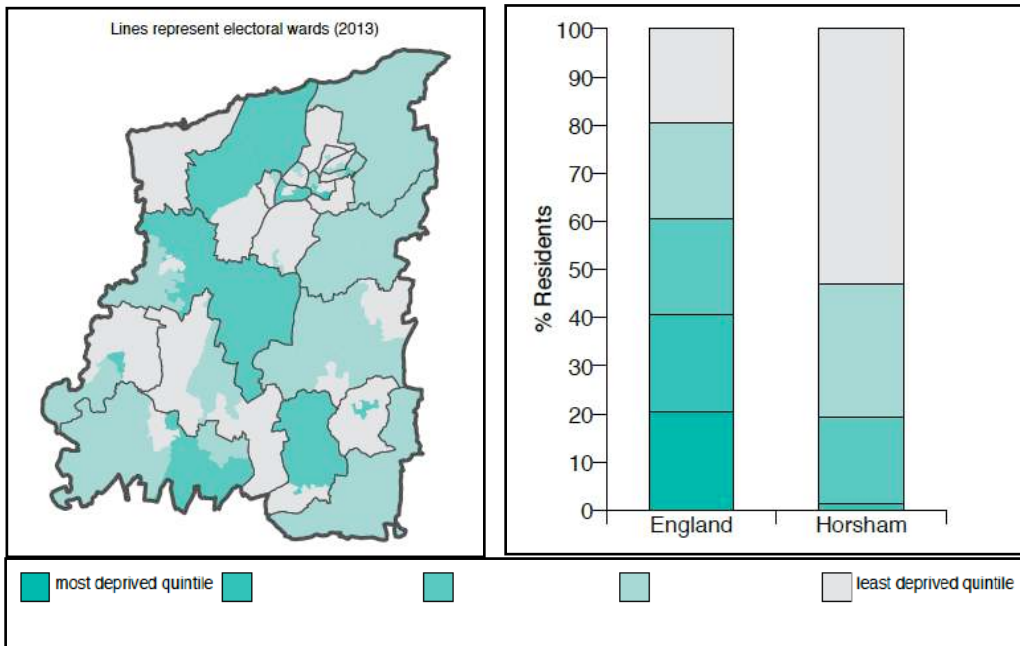


Figure 3: IMD data

3.23. Itchingfield is covered by a single LSOA (005B) which follows the Parish boundary. This is illustrated below in Figure 4.

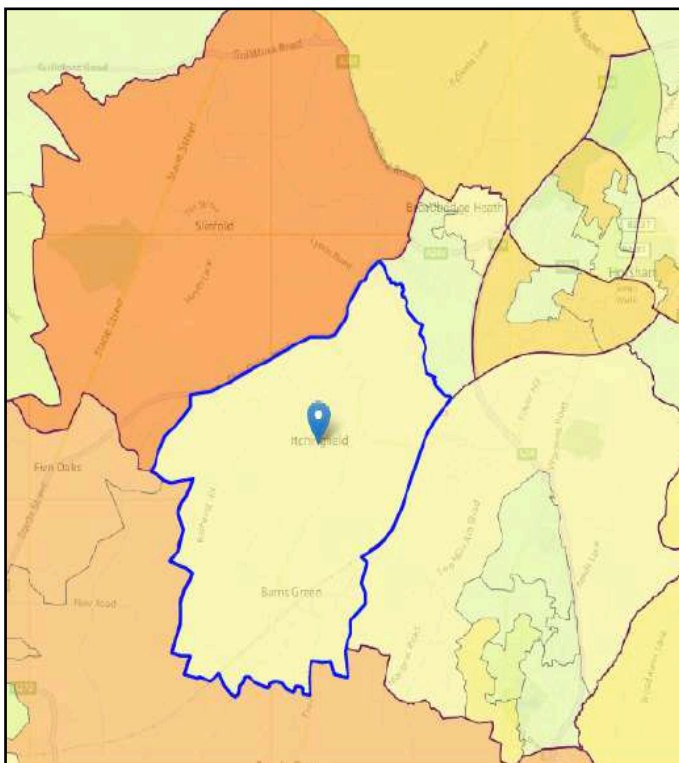


Figure 4: Itchingfield LSOA

3.24. The assessment of deprivation for an LSOA is comprised of individual rankings, which are weighted and combined to produce the overall result. The relating to the LSOA covering the Parish has the following rankings:

- Income - 27, 219 (least deprived 20%)
- Employment - 31,560 (least deprived 10%)
- Education & Training - 24,082 (least deprived 30%)
- Health - 29,304 (least deprived 20%)
- Crime - 30, 314 (least deprived: 10%)
- Barriers Housing/Services - 4,362 (most deprived: 20%)
- Living Environment - 6,907 (most deprived: 30%)
- Elderly Deprivation - 30,167 (least deprived: 10%)
- Child Deprivation - 21,582 (least deprived: 40%)

3.25. The majority of the rankings for the LSOA are within the least deprived. Barriers to Housing/Service and Living Environment are the exception to this.

3.26. The relatively high deprivation (most deprived 20%) that relates to “Barriers to Housing and Services”, is not unusual for rural Parishes. It is an issue that many other rural parts of Horsham District experience. The Barriers to Housing & Services is ranked with reference to matters such as distances to a post office, primary school, shop & GP. It also includes housing affordability. Rural parishes by their nature will generally be located some distance from key services, and in the south east have higher house prices. It is therefore unsurprising that the Parish ranks poorly against this indicator.

3.27. The LSOA also shows relatively higher deprivation with regards to the “Living Environment” (most deprived 30%). This can relate to the quality of dwellings, lack of central heating, air quality and traffic accidents. Rural parishes often rank poorly on this measure due to relatively high levels of traffic accidents on rural roads and an older stock of housing.

3.28. Overall the IMD shows that Itchingfield has relatively low levels of deprivation and generally performs favourably compared to the rest of England. However, it is clear that affordability and accessibility are two key issues.

### Environmental Characteristics - Biodiversity, Flora And Fauna

3.29. The Parish supports a wide variety of plant and animal life and habitats, including arable, woodland, hedgerows, grassland, ponds, as well as rivers and associated environments. Buildings within the parish are also capable of providing a habitat to a wide variety of wildlife, including but not limited to bats and owls.

3.30. The Sussex Biodiversity Record Centre Topic Paper “Nature Conservation and Biodiversity“ (October 2017) summaries available evidence on the natural assets which exist within the Parish and identifies key natural assets.

- 3.31. It confirms that the Parish is located within a single National Character Area; 121 - Low Weald. This is a broad, low - lying clay vale which wraps around the edges of the High Weald. It notes it is predominantly agricultural, supporting mainly pastoral farming, owing to heavy soils, with horticulture and some arable on lighter soils. It has densely wooded areas with a high proportion of ancient woodland.
- 3.32. The Report confirms that there are no international or nationally protected sites within the Parish. There is one Local Wildlife Site extending partially into the Parish known as Bishop's Wood. There are also several Local Wildlife Sites which are contiguous with the Parish. These are: Sparrow Copse; High Wood and Rookery Wood. The Report confirms that there are no Biodiversity Opportunity Areas (BOAs) within the Parish.
- 3.33. The Report confirms that the Parish's priority habitats are: deciduous woodland, standing open water, lowland meadows, traditional orchards, springs and streams, ancient trees.
- 3.34. There are a number of ancient woodlands in the Parish these include (but are not limited to) Shellys Wood and Hunters Wood to the east of Itchingfield on the eastern boundary of the Parish and Vale Wood in the south of the Parish. The Parish also benefits from undesignated mixed deciduous woodland which is considered "lowland mixed deciduous woodland".
- 3.35. The Report confirms "considering its overall lack of priority habitat, the species maps show a fairly good distribution of all species across the Parish, with some noticeable gaps such as moth, mosses and lichens. There is on the whole however, significant under recording of many taxonomic groups across Sussex, and so comments made in this report can therefore only reflect our expert opinions within the confines of the available data".
- 3.36. In response to the Scoping Report, Natural England advised they had no specific comments.

### Environmental Characteristics - Landscape, Soil And Geology

- 3.36. The District Council commissioned a Landscape Character Assessment, published in October 2003. This identified 32 separate landscape characters across the district.
- 3.37. Two areas cover Itchingfield Parish. The Parish is predominantly covered by the Itchingfield and Barns Green Wooded Farmlands (G2). A small area of land to the north lies within the Southwater and Christ's Hospital (H1) character area.
- 3.38. The Assessment notes Itchingfield and Barns Green Wooded Farmlands is relatively hilly, and has a low Wealden landform, which is wholly underlain by Weald Clay. It states it comprises a series of low ridges aligned north to south, cut through by small streams draining to the Adur and Arun. The Assessment notes the linear field patterns, and woodland blocks in the valleys are particularly distinctive. It also notes there is a strong sense of enclosure in the landscape, although occasionally long views open up southwards towards the scarp of the Downs.
- 3.39. It notes the key characteristics of the area are: undulating ridges and valleys; strong linear field and woodland pattern, strong sense of enclosure; mainly horse grazed and set aside fields;

narrow country lanes with wide grass verges; varied settlement pattern of dispersed medieval historic farmsteads/hamlets, and some modern suburban development; and a local mix of traditional building materials, including timber framing, weatherboarding, brick and tile hanging.

- 3.40. The Report notes the overall condition of the landscape is declining. It notes the landscape sensitivity is moderate due to moderate intrinsic landscape qualities and the extent of change that has already affected the area. It further notes key sensitivities are: large scale development; and further small scale incremental erosion of character.
- 3.41. The Assessment states the Southwater and Christ's Hospital (H1) character area covers a small area of land in the north eastern part of the Parish. It notes is an area comprising of low ridge and plateau overlying Weald Clay and Horsham Stone with a relatively open character. It further notes extensive views are possible in the north where many hedgerows and woodlands have been lost.
- 3.42. The Assessment states the key characteristics of the area are: low ridge and plateau; largely open character; relatively few woodlands and hedgerows; lanes with wide grass verges; extensive open views; and imposing brick buildings of Christ's Hospital School set in parkland surroundings.
- 3.43. The Report notes the overall condition of the landscape is declining due to loss of woodlands and hedgerows. It further notes key sensitivities are: small scale incremental change and further decline in traditional land management.
- 3.44. More recently, the District Council have commissioned a Landscape Capacity Assessment. The final report of this was published in April 2014. This is not a Landscape Character Assessment, but rather a Landscape Capacity Assessment. As noted in paragraph 1.6 of the final report, the key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements, to accommodate housing and employment development, and identify areas where new development could best be accommodated without unacceptable adverse landscape and visual impacts.
- 3.45. Paragraph 1.7 of the report sought to emphasise that the scope of the study was to assess landscape capacity only and that the overall suitability of the site for development would depend on a range of other considerations, noted as including access, infrastructure, constraints, other environmental considerations including flood risk, ecology, heritage and archaeology and air quality.
- 3.46. The Core Strategy identifies Barns Green as a Category 2 Settlement. The second stage of the Study examined the capacity of the landscape around existing Category 2 settlements. Within this study, three distinctive landscape study areas have been identified around Barns Green. The location of these areas is shown below in Figure 5.
- 3.47. The Report identifies Landscape Study Area BG1 to lie to the north east and eastern side of the built up area boundary of Barns Green. The Assessment notes the landscape character sensitivity in this area as moderate-high due to the relatively unspoilt rural character of the area. The Assessment considers that there is low to moderate visual sensitivity as the existing woodland,

shaws, mature tree groups and steep railway banks provide enclosure and as result development would not be visible from the wider landscape but would however be prominent in close views from footpaths through the site. The Assessment states the landscape value has been assessed as moderate, given the moderate tranquility as a result of railway and road noise. The Report has assessed the area as having an overall low-moderate landscape capacity for small scale housing.

- 3.48. The Report identifies Landscape Study Area BG2 to lie to the north west and western side of the built up area boundary of Barns Green. The Assessment notes the landscape features and qualities are sensitive to housing development given the elevated landform. The Assessment considers the area is visually sensitive (moderate to high) despite its enclosed nature, as the elevated nature of the land means development on the upper slopes would be visually prominent. The Assessment assesses the landscape value as low-moderate as a result of: valley side pastures on rising ground contribute to the rural setting of Barns Green; low -moderate tranquility as a result of some urbanising influences (area partly overlooks modern estate development and sporadic road traffic noise; and amenity value of a number of footpaths and bridleways crossing the area.
- 3.49. The Report has assessed the area as having an overall low-moderate landscape capacity for small scale housing.
- 3.50. The Report identifies Landscape Study Area BG3 to lie to the south west of the built up area of Barns Green. The Assessment notes the landscape character sensitivity is moderate given the presence of modern development. The Assessment considers the area is visually sensitive (moderate) reflecting the screening of the existing woodland and thick hedgerows although it would be likely to be visible in close views from nearby residential properties.
- 3.51. The Report has assessed the area as having an overall moderate capacity for small scale housing. The location and extent of areas BG1, BG2 and BG3 are delineated in Figure 5.
- 3.52. To support and inform the preparation of the INP, the Parish Council commissioned an independent landscape architecture to undertake a Parish landscape character assessment/ statement. This work was undertaken in the summer months of 2017 with the Report finalised and agreed by the Neighbourhood Plan Working Group in November 2017.
- 3.53. The main purpose of the Report was to identify and describe landscape character areas within the Parish along with their key characteristics. This will then provide a baseline to inform and guide the future development and management of the landscape.
- 3.54. The Report provides an overview of the landscape character of the Parish, and identifies 15 Landscape Character Areas within the Parish boundary. These are:
  - Area A - Northern Farmland Plain - a gently undulating valley plan landscape
  - Area B - Shelly's Wood - an ancient and semi-natural deciduous woodland on the lower northern slopes of Sharpenhurst Hill.



- Area C - Itchingfield Hamlet - a very small rural settlement scattered along the west of Fulfords Hill and the connecting road to Westons Hill.
- Area D - Sharpenhurst Hill - a prominent small rounded hill with large agricultural fields situated across the slopes.
- Area E - Plumtree Cross - a gently sloping valley landscape with gill stream running north-south.
- Area F - The Warren Ridge - an elevated gently undulating ridge and gill landscape of mainly pastoral fields.

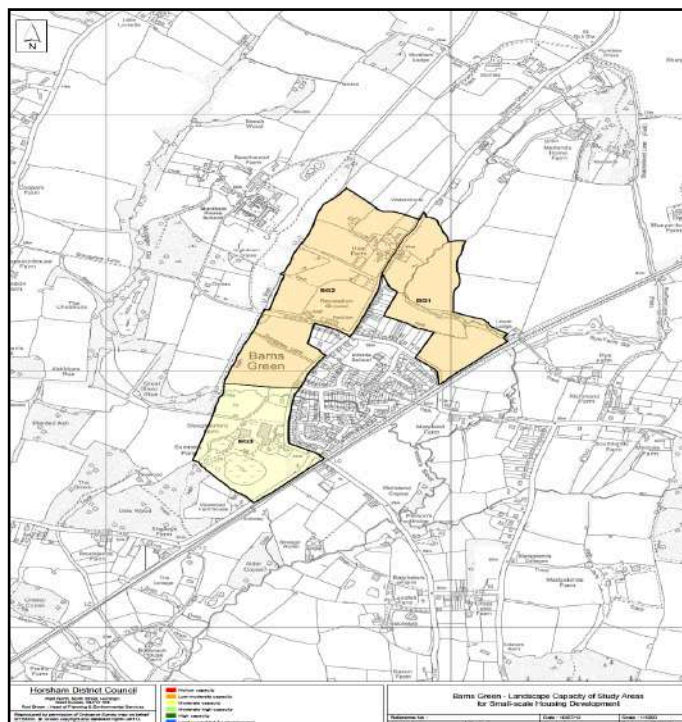


Figure 5 Extract of HDC Landscape Capacity

- Area G - Toat Woodland Settlement - a well-wooded sloping landscape to the west and east of Bashurst Hill.
- Area H - Shiprods Western Farmland - a sloping farmland area gently falling west from Bashurst Hill Ridge.
- Area I - Wedges/Coopers Estate- a well wooded low density settlement and farmland area on the western slopes of Bashurst Hill ridge sloping over a short distance towards a north -south running stream.
- Area J - Possession Farmland - farmland on the east facing slopes of the Bashurst Hill/West Chiltington Lane ridge.
- Area K - Muntham Estate - lies along a north-south ridge and gill valley which branches from the central Itchingfield ridge plateau.
- Area L - Barns Green Village - a rural village set within the southern valley plan of the parish.
- Area M - Sumners Fields - a leisure/tourism landscape within the pastoral and farmstead setting of Little Slaughterhouse Farm
- Area N - Vale Wood - a well wooded area on the east facing slopes of the western ridge.
- Area O - Parsons Brook Valley Plain - a low lying valley plain where a number of streams converge.

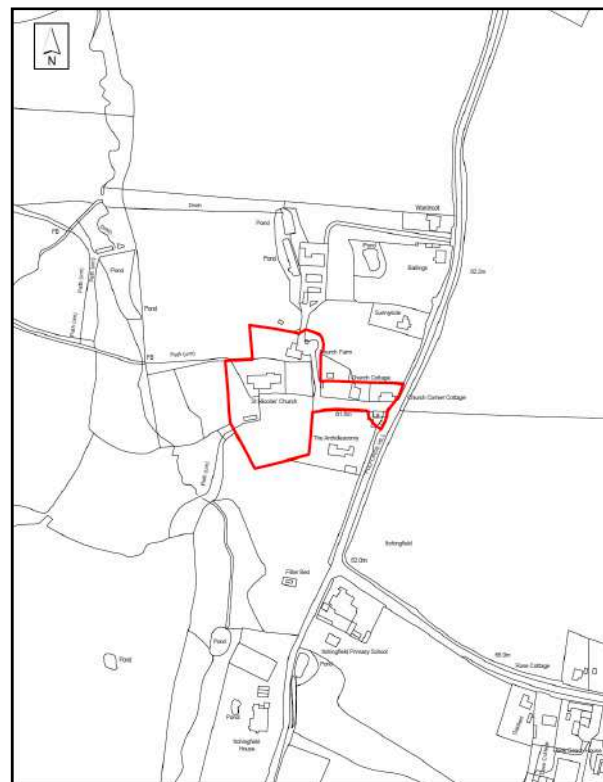


- 3.54. The Parish is primarily covered by Grade 3 (Good to Moderate) and Grade 4 (Poor) Agricultural Land
- 3.55. In response to the Scoping Report, Natural England advised they had no specific comments.

**Environmental Characteristics - Heritage Assets**

3.46. There are a total of 28 Listed Buildings within the Parish, 25 of which are Grade II and 3 are Grade II \* listed.

3.47. The Parish also includes the Itchingfield Conservation Area (ITC) which lies in the northern part of the Parish. The ITC is focussed around St.Nicholas’ Church which lies in the northern part of the Parish. Within the Conservation Area there are 4 Grade II Listed Buildings (Priest’s House which is Grade II\*, the Parish Church of St Nicolas which is Grade II\*, Church Farmhouse which is Grade II and Church Corner Cottage which is Grade II). The extent of the designated heritage asset is shown below in Figure 6.



**Figure 6** Itchingfield Conservation Area

3.48. An Historic Environment Report (HER) for the Parish has been sourced from West Sussex County. The Report sets out the historic assets of the Parish and includes details of monuments, Iron Age pottery, Roman coins, post medieval pottery and prehistoric weapons which have identified through surveys and digs.

3.49. It also identifies two archaeological notification areas (ANA). One of which is the northern part of the parish (DWS8534) and is located to the south of Baystone Copse and Baystone Farm. It is a Roman Tile Working Site. The second notification area lies to the south of Church Farm (DWS853) which has been identified as a historic farmstead dating to the medieval period. The ANA covers part of the Parish Church of St Nicholas.

3.50. No response was received from Historic England in respect of the Scoping Report.

**Environmental Characteristics - Water And Flooding**

3.59. The Parish lies within the Arun and Western Streams Catchment. The River Arun flows from the east into the Parish and follows the northern boundary of the Parish and continues north beyond the Parish boundary.

3.60. HDC’s Level 1 Strategic Flood Risk Assessment (SFRA) (Update 2010) provided an assessment of the flood risk for Category 2 settlements. The SFRA identified that the majority of the Parish lies within Flood Zone 1. As part of its Assessment it identified a small portion of land south of Mareland Farm as being within Flood Zone 2 and Flood Zone 3. An extract of the SFRA is illustrated in Figure 7.

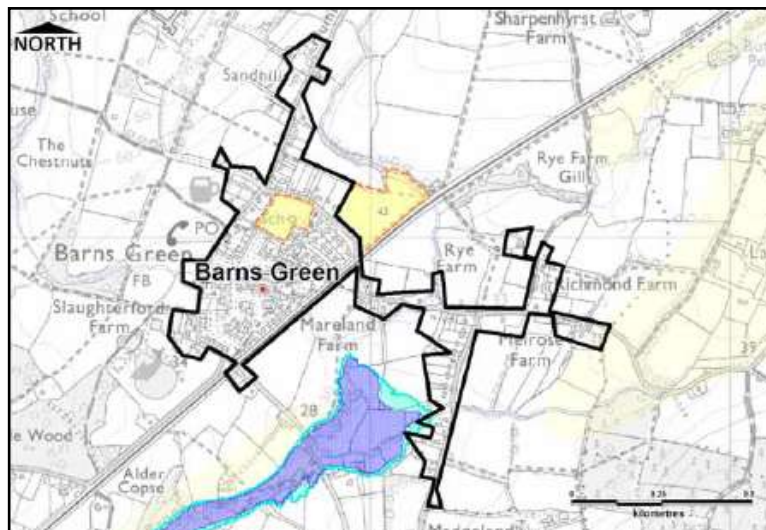


Figure 7 SFRA extract

3.61. The Environment Agency’s flood maps for planning also identify a proportion of land west of the A264 and south the railway line as being within Flood Zone 2/3. The extent is illustrated below in Figure 8.

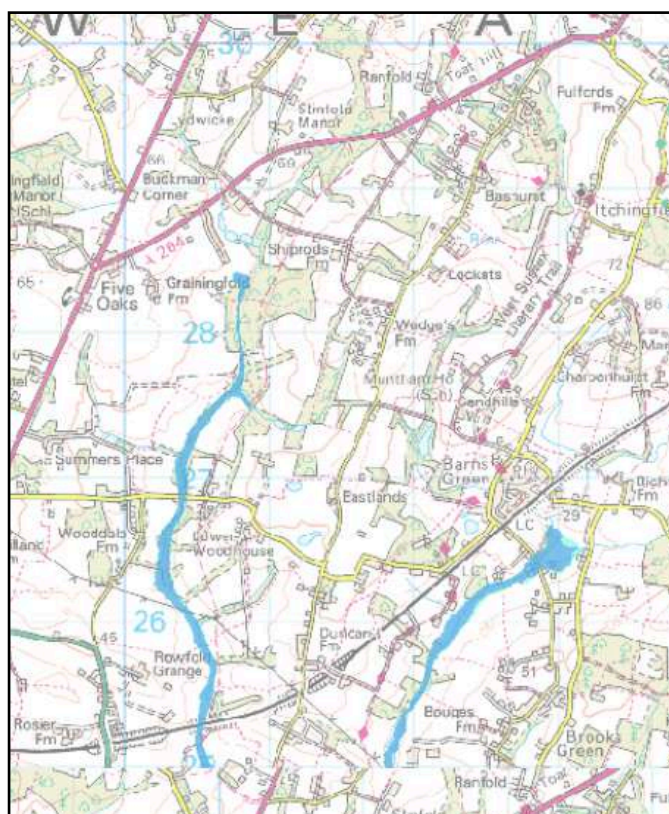


Figure 8 Extract of Environment Agency flood maps for planning

3.62. In response to Scoping Report, the Environment Agency welcomed the inclusion of Objectives 2: Ecological and Objective 4: Water & Flooding. Advise recommended indicators should relate to the environmental constraints in the local area which may include flood risk, water quality, and biodiversity.

3.63. In addition, the Environment Agency recommended the SEA takes account of relevant policies, plans and strategies including your local Strategic Flood Risk Assessment, flood risk strategies and the South East River Basin Management Plan.

### Economic Characteristics - Employment

3.62. The 2011 Census reveals that the number of residents of working age (16-74) was 1104. Of this figure, 813 (73.6%) were economically active, and 291 (26.3%) were economically inactive.

3.63. Of those that were economically active, the split in roles is as follows:

- 167 employed part time;
- 396 employed full time;
- 196 self employed;
- 28 unemployed; and
- 26 economically active full time students.

3.64. Of those residents aged 16-74 in employment (785) they indicated their jobs were as follows:

- 137 Managers , Directors, senior officials;
- 138 Professional occupations;
- 109 Associate professional and technical occupations ;
- 82 Admin and Secretarial occupations;
- 106 Skilled traders;
- 90 Caring, Leisure and Service;
- 40 Sales and Customer Service;
- 28 Process, Plant and Machine Operatives; and
- 55 Elementary occupations.

3.65. Those who were economically inactive indicated they were:

- 154 Retired;
- 50 Looked after the family/home;
- 14 Long term sick/disabled;
- 63 Economically inactive full time students; and
- 10 Economically inactive for other reasons.

3.66. A total of 1235 residents were aged 16 and over and indicated their qualifications were as follows:

- 159 No qualifications;
- 167 Highest qualification Level 1 Qualifications;
- 234 Highest qualification Level 2 Qualifications;
- 55 Highest qualification Apprenticeship;
- 154 Highest qualification Level 3 Qualifications;
- 419 Highest level of Qualifications; and
- 47 Highest level of Qualifications: Other Qualifications.

- 3.67. The Parish is predominantly rural with a limited number of working farms. There are also a number of equestrian based enterprises. There are a number of businesses operating in the Parish. These include a Public House, Village Store and Post Office, Sumners Ponds Fishery and Campsite and Cafe which lie in and around Barns Green.
- 3.68. The largest employer in the Parish is Muntham House School, which is located north west of Barns Green, which is a charitable trust providing educational facilities for boys.
- 3.69. Elsewhere, economically active residents commute out of the Parish or work from home.

#### **Economic Characteristic - Material Assets**

- 3.70. Whilst the Parish is rural, it nonetheless benefits from a range of material assets. These include the Village Green, Village Hall/Barns Green Sports and Social Club, Barns Green Primary School, Muntham House School, St Nicolas Church, Sumners Fishery and Campsite, Barns Green Store, and Public House. A Farm Shop lies to the north of the village in Itchingfield.
- 3.71. In addition to this, the Parish benefits from sports and leisure clubs and societies. These include Parent and Toddlers Group, Barns Green Players, Local Vocals, Barns Green and Itchingfield Women's Institute, Barns Green Youth Club, Barns Green Sports and Social Club, Rainbows Brownies, Scout Group, Barns Green Cricket Club, Short Mat Bowls, Barns Green Rugby Club, Tennis Club, Football Club, Barns Green Stoolball Club, Bell Ringing, Playgroup.
- 3.72. There are extensive footpath networks and Public Rights of Way (PRoW) which run through the Parish. The Downs link crosses the northern part of the Parish from the western side at Five Oaks Road to Lower Barn on the eastern edge of the Parish boundary.

#### **Updated Review Of Other Plans, Programmes, Policies, Strategies And Initiatives That May Influence The Content Of The Itchingfield Neighbourhood Plan**

- 3.72. In response to the consultation on the Scoping Report additional documents have needed to be added to the list of Background Documents that have influenced the content of the INP.
- 3.73. Since consultation on the Scoping Report (January 2018), the revised NPPF was published in July 2018 and more recently in February 2019.

- 3.74. It sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.
- 3.75. To support the Government's objective of significantly boosting the supply of homes, the NPF states strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance.
- 3.76. Paragraph 64 states within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocation.

### Challenges Facing Itchingfield Parish

- 3.77. The baseline information and plans, programmes, policies, strategies, guidance and initiatives help to determine the sustainability issues and challenges facing the Parish.
- 3.78. Whilst the Parish generally offers a high quality of life, they will need to manage a number of issues over its lifetime in order to ensure the area continues to be successful and the negative impacts of development are properly mitigated. These challenges include:

1. Protect rural character of the parish.
2. Protection of heritage assets and their settings.
3. Meeting the housing needs of the parish.
4. Maintaining a balance of employment opportunities within the parish.
5. Improve access by non-car modes of transport, in particular walking and cycling.

**4. SUSTAINABILITY FRAMEWORK - OBJECTIVES AND INDICATORS**

- 4.1. This SA seeks to test the contribution the INP will make towards achieving sustainable development, through the identification of a number of objectives and indicators, known as the Sustainability Framework. These are used to judge the sustainability impacts of the policies within the plan.
- 4.2. The objectives are based on the three strands of sustainability; i.e. social, economic and environmental. The indicators are chosen to quantify and measure the achievement of each objective.
- 4.3. The Sustainability Framework has emerged through careful appraisal of relevant International, National, Regional, District and Local Plans and Programmes, the collection of baseline data, local knowledge of sustainability challenges faced in the Parish and a SWOT analysis.
- 4.4. The Sustainability Framework was the subject of consultation at the Scoping Report stage. The sustainability objectives and their corresponding indicators are set out below. Colour coding of the objectives is provided to indicate which relate to environmental; social or economic.

<b>Environmental Objective</b>
<b>Social Objective</b>
<b>Economic Objective</b>

<b>Environmental - Objective 1 - Countryside: To conserve and enhance the rural character of the Parish.</b>
<ul style="list-style-type: none"> <li>• Number of new residential dwellings approved within the parish beyond the defined settlement boundaries and areas allocated for development.</li> <li>• Quantum of new employment floor space approved within the parish beyond defined settlement boundaries and areas allocated for development.</li> </ul>

<b>Environmental - Objective 2 - Ecology: To protect and enhance the biodiversity of the Parish.</b>
<ul style="list-style-type: none"> <li>• Extent of the Ancient and Semi-Natural Woodland within the parish.</li> <li>• Condition and extent of hedgerows.</li> <li>• Sussex Wildlife Trust records.</li> </ul>



**Environmental - Objective 3 - Heritage Assets: To protect and enhance the heritage assets of the Parish.**

- Number and condition of Listed Buildings.
- Number of heritage assets and their setting protected as part of development.

**Environmental - Objective 4 - Water & Flooding: To ensure development does not take place in areas at risk of flooding or where it may cause flooding elsewhere.**

- Number of properties at risk of flooding within the parish.
- Number of applications approved within the parish, contrary to the advice of the Environment Agency on flood risk grounds.

**Social - Objective 5 - Transport: Improve highway safety.**

- Police accident data.
- Number of highway safety schemes delivered within the Parish.

**Social - Objective 6 - Housing: To enable those with identified local housing needs to have the opportunity to live in an affordable home.**

- Number of new home completions.
- Number of affordable dwelling completions.
- Number registered on the Council's housing waiting list wishing to live in the Parish.

**Social - Objective 7 - Crime: To ensure residents live in a safe environment.**

- Overall crime rates.
- Number of domestic burglaries.

**Social - Objective 8 - Sustainable Transport Patterns: To increase the opportunities for residents and visitors to travel by sustainable and non-car modes of transport.**

- Number of new sustainable and public transport facilities provided in the parish, such as bus shelters, cycle lanes, pedestrian crossings, etc.
- Bus service provision.
- Number of households within a 10 minute walk of (approximately 800m) a bus stop with a frequency of more than 1 per hour during the working day.

**Social - Objective 9- Community Infrastructure: To maintain and enhance the community infrastructure within the Parish.**

- Quantum of new community infrastructure facilities approved in the Parish.
- Quantum of Section 106/ Community Infrastructure Levy (CIL) monies secured to contribute to community infrastructure provision in the parish.
- Number of households within a 10 minute walk (approximately 800m) of public recreational space.

**Economic - Objective 10 - Economy: To maintain and enhance employment opportunity and provision within the Parish.**

- Levels of unemployment within the Parish.
- Total amount of employment floor space created in the Parish.
- Amount of employment floor space lost to other uses in the Parish.

**Economic - Objective 11 - Wealth: To ensure high and stable levels of employment and address disparities in employment opportunities in the Parish so residents can benefit from economic growth.**

- Indices of Multiple Deprivation.
- Percentage of residents who are unemployed.
- Percentage of residents who are economically active.

4.5. The INP sets out a number of strategic objectives. These are important as they state what the Plan is aiming to achieve through its overall strategy and accompanying policies.

4.6. The strategic policies have been chose in order to help solve or mitigate as many of the issues and challenges for the Parish as possible through the planning system.



4.7. The following reflect the Strategic Objectives of the INP.

<b>Strategic Objectives of the Itchingfield Neighbourhood Plan</b>
<b>Protect and enhance the rural character of the Parish.</b>
<b>Protection of heritage assets and their setting.</b>
<b>Meeting the housing needs of the Parish.</b>
<b>Improve access by non-car modes of transport.</b>
<b>Support transport measures to high improve highway safety.</b>
<b>Maintain and support employment opportunities in the Parish.</b>

**Figure 9:** Strategic Objectives

4.8. These have been assessed for compatibility with the 11 Sustainability Objectives, as detailed below:

		INP Objectives					
		1	2	3	4	5	6
<b>Sustainability Objectives</b>	1	✓	✓	✗	✗	✗	✗
	2	✓	✓	✗	0	0	✗
	3	✓	✓	✗	0	0	0
	4	✓	✓	0	0	0	0
	5	0	0	0	0	✓	0
	6	✗	✗	✓	0	0	0
	7	0	0	0	0	0	0
	8	0	0	0	✓	✓	0
	9	0	0	0	✓	0	0
	10	✗	✗	✓	0	0	✓
	11	✗	✗	✓	0	0	✓

KEY	
✓	Compatible
✗	Incompatible
0	No link/ Neutral

Figure 10: Assessment of INP Objectives and SA Objectives

- 4.9. The table demonstrates that most of the INP Objectives and Sustainability Objectives are comparable or have a neutral impact. This indicates that the INP is being prepared positively with the aim of solving some of the sustainability issues identified and that Sustainability Objectives are appropriate to measure the extent to which it does.
- 4.10. The areas of incompatibility are generally where INP objectives for housing and economic growth are in conflict with the environmental sustainability; and conversely where the INP objectives to preserve the rural character of the Parish conflict with social and environmental sustainability objectives. In such situations an appropriate balance must be struck between the need for growth and the benefits this brings, with the negative impact this may have on environmental objectives. Mitigation may be in the form of the location of development, the criteria within policies, or by other policies within the Plan.

4.11. A comparative assessment has been undertaken of the policies to test their mutual compatibility. This is shown in the table below. This confirms that most policies are either compatible or have a neutral impact.

2	✓																			
3	0	✓																		
4	✓	✓	✓																	
5	✓	✓	✓	✓																
6	0	0	0	✓	✓															
7	0	0	0	0	0	0														
8	0	0	0	0	0	0	0													
9	✗	✗	✗	0	✗	0	0	0												
10	✗	✗	✗	0	✗	0	0	0	0											
11	✗	✗	✗	0	✗	0	0	0	0	0										
12	0	0	0	0	0	0	0	0	✓	✓	✓									
13	0	0	0	0	0	0	0	0	✓	✓	✓	✓								
14	0	0	0	0	0	0	0	0	✓	✓	✓	✓	✓							
15	0	0	0	0	0	0	0	0	✓	✓	0	✓	✓	0						
16	0	✗	✗	0	✗	0	0	✓	0	0	0	0	0	0	0	0	0	0	0	0
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					

✓	Compatible
✗	Incompatible
0	No link/neutral

Figure 11: Policy Appraisal

## 5. APPRAISAL OF THE ITCHINGFIELD POLICY OPTIONS AGAINST THE SUSTAINABILITY FRAMEWORK

5.1. In preparing the INP a range of policy areas have been considered and a range of options for each policy have been identified. These have been prepared based on the review of other relevant plans, programmes, policies, strategies and initiatives, the extensive baseline data for the Parish, and the overarching strategic objectives of the INP. This is reflective of Stage 3 of the SA process.

### Policy Appraisal

5.2. All policy options have been appraised, to assess the impact on the 11 sustainability objectives set out in the Sustainability Framework. These appraisals are set out in the tables attached at Appendix 2. The overall appraisal ensures that the policies selected and taken forward in the INP are the most sustainable, given all reasonable alternatives.

5.3. Whilst a number of the individual policies may have a negative impact, particularly on a specific small number of objectives, overall the policies in the INP, taken as a whole will have a significant positive impact on the sustainability of the Parish.

5.4. Furthermore, the negative impacts have been positively mitigated, as far as reasonably possible, such as by the location of new housing development on sites that are most sustainably located relative to the siting of services and facilities, and on impact on the countryside and setting of the settlements. The table attached at Appendix 1, demonstrates the overall positive impact of the selected policy option on the social, economic and environmental objectives.

5.5. Overall, it is considered that the INP will have positive effects on environmental, social and economic indicators, and will promote sustainable development. It is not considered the Neighbourhood Plan will have significant detrimental effects, including secondary or indirect effects, cumulative effects, or synergistic effects.

### Indicative Housing Number

5.6. An indicative housing requirement number was provided for in November 2018. The indicative number was derived from a mid-point of the following three data sources:

1. Local Plan derived figure - 19 dwellings;
2. SHMA derived figure - 83 dwellings; and
3. Housing Needs Register derived figure - 103 dwellings.

5.7. For Itchingfield, HDC confirmed the mid-point of the data sources is 61 dwellings.

### Housing Sites Appraisal

5.8. All potential housing sites were each tested against the Sustainability Framework (see Appendix 1). The Assessment has highlighted that all sites will positively contribute to the delivery of housing. The majority would be likely to include some provision of affordable

housing. Sites that are close to existing services and facilities score more favourably against the objectives which seek to enhance non-car modes of travel.

- 5.9. The Assessment shows the majority of potential housing sites would have some negative impact on Environmental Objectives. The extent of this varies dependent on the location and character of the site. In order to seek to facilitate the delivery of housing need in the Parish, it is considered inevitable there will be some harm, particularly against Environmental Objectives. Of those sites which score modestly against the objective to conserve/enhance the rural character, it is noted Site 17 has been the subject of a recent refusal of planning permission<sup>3</sup>. Site 19 scores most favourably against the objectives overall.
- 5.10. Sites that are more remote from the built up area boundary of Barns Green, score negatively against the objective to improve access by non-car modes of transport. In general the extent of detrimental impact increases the further the site is located away from local services and facilities.
- 5.11. Site 7 scores negatively against this criterion. However the site comprises previously developed land and its redevelopment will therefore be likely to have less detrimental impact on the rural character of the area, in comparison to other rural sites, that are undeveloped/greenfield.
- 5.12. It is noted Site 1 scores favourably against Objective 8, due to its proximity to the built up area boundary of Broadbridge Heath. However, the development of this site, would be less likely to contribute to benefits of the parish of Itchingfield, given that it is remote from the majority of the services and facilities in this parish. Instead, residents would be likely to rely on and use the services in Broadbridge Heath.
- 5.13. Having assessed reasonable alternative sites, the Parish Council elected to allocate:
  - Land at Summers Pond for up to 32 residential units (and 7 light industrial units); and
  - Land at Old School for up to 20 residential units.
- 5.14. It is considered the proposed allocation presents on balance the most sustainable option for the Parish as the sites with the least environmental effects have been allocated.
- 5.15. The policies seek the inclusion of a number of mitigation measures to minimise the negative effects of development as far as possible. The negative effects which have been identified are limited to the immediate environment and have been mitigated as far as possible. It is not considered that the cumulative in combination effects will be significant.

## Regulation 14 Pre-Submission Consultation

- 5.16. In response to the Regulation 14 Pre-submission consultation on the INP, comments were received from Turley in respect of the SA. Representations submitted, the site which the agent is promoting, land at Wellcross, scores very similarly to the two sites proposed for allocation in the SA which accompanies the Draft NP.

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<sup>3</sup> DC/17/1489 and DC/19/0677

- 5.17. It is submitted the Site should have scored more highly in terms of objective 1 (the site is not highly visible, there are suburban features which contribute its setting, we are proposing enhancements), objective 2 (we are proposing net biodiversity gain) and objective 8 (the site is in proximity to two bus stops with convenient connections to footpath / PRow network for pedestrians/cyclists plus on site private transport service for its residents).

## Response To Regulation 14 Pre-Submission Representation

- 5.18. The appraisal has been carried out in accordance with Government Guidance. It is considered the appraisals provides an appropriate and reasonable assessment of all sites. Furthermore it is considered the conclusions in respect of the impact on the SA framework are justified.
- 5.19. Given the scale and character of land at Wellcross it is considered a scheme would have a negative impact on on Objective 1: Conserve and Enhance the Rural Character, and Objective 2: Protect/Enhance Biodiversity. Given the existing uses and location of Site 7: Land at Old School Site and Site 19 Land at Sumners these sites have possible negative on Objective 1. Site 7 and Site 19 would have a negative impact on Objective 2, which is comparable to land at Wellcross.
- 5.20. It is considered land at Wellcross would have a possible negative impact on Objective 8: Improve Non-Car Modes of Transport having regard to the site's proximity to services on offer locally. Site 7, would have a significant negative on this objective given its proximity to services and facilities. Site 19 would have a positive impact given its proximity to the services and facilities on offer in Barns Green.
- 5.21. It is noted submissions made do not consider the appraisal for land at Wellcross or candidate housing sites require review.
- 5.22. In light of the above, no amendments are proposed to the site appraisals in Appendix 1 of the SA.

## 6. NEXT STEPS

- 6.1. This SA will be consulted on alongside the Submission INP for a minimum period of 6 weeks.
- 6.2. The information within this Report has been taken into account in preparing the Submission SA.
- 6.3. Once adopted, the effects of implementing the HNP are to be monitored to assess any impacts, including unforeseen adverse impacts. This will need to allow for remediate action to take place. On this basis, each sustainability objective is accompanied by a range of practical indicators. These are to be used to assess the achievement of the policies against the 11 Sustainability Objectives.

## **APPENDIX 1**

**(Itchingfield Neighbourhood Plan Housing Sites  
Appraisal)**

Sites	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
01: LAND AT WELLCROSS LODGE & LAND	✘	✘	0	0	0	✓✓	0	?✘	0	0	0
02a: LAND EAST OF FIVE OAKS ROAD	✘	✘	0	0	0	✓✓	0	✘✘	0	0	0
02b/c: LAND WEST OF CH STATION	✘✘	✘	0	0	0	✓✓	0	✘✘	0	0	0
03: LAND TO THE REAR OF WHEATCROFT, BASHURST HILL	✘	✘	0	0	0	✓✓	0	✘✘	0	0	0
04: REDUNDANT FARM BUILDINGS, FULFORDS HILL	✘✘	✘	✘✘	0	0	✓	0	✘✘	0	0	0
05: LAND WITHIN CURTILAGE OF BAILINGS, FULFORDS HILL	✘	?✘	✘✘	0	0	✓	0	✘✘	0	0	0
06: LAND AT CHURCH FARM, FULFORDS HILL	✘✘	✘	✘✘	0	0	✓	0	✘✘	0	0	0
07: LAND AT OLD SCHOOL SITE, ITCHINGFIELD	?✘	✘	0	0	0	✓✓	0	✘✘	0	0	0
08: LAND TO WEST OF ROAD FROM TOP OF WESTONS HILL TO PLUMTREE CROSS	✘✘	✘	0	0	0	✓✓	0	✘✘	0	0	0
09: LAND AT SHARPENHURST	✘✘	✘	✘✘	0	0	✓✓	0	✘✘	0	0	0
10: LAND AT MUNTAM HOME FARM	✘✘	✘	0	0	0	✓✓	0	?✘	0	0	0
11: LAND AT EITHER SIDE OF ARK COTTAGES, SANDHILLS ROAD	✘	✘	0	0	0	✓	0	?✘	0	0	0





22: LAND AT THE GLADES, TROUT LANE	✘	✘	0	0	0	0	0	0	0	0	0	✘	0	0	0
23: WITHDRAWN															
24: LAND AT BARN FARM, RYE FARM LANE	✘	✘	?✘	0	0	0	0	0	0	0	0	?✘	0	0	0
25a: LAND AT RICHMOND FARM, RYE FARM LANE	?✘	?✘	?✘	0	0	0	0	0	0	0	0	✘	0	0	0
25b: LAND AT RICHMOND FARM, RYE FARM LANE	✘	✘	✘	0	0	0	0	0	0	0	0	✘	0	0	0
25c: LAND AT RICHMOND FARM, RYE FARM LANE	✘	✘	✘	0	0	0	0	0	0	0	0	✘	0	0	0
26: GARDEN OF RICHMOND HOUSE, RYE FARM LANE	✘	?✘	0	0	0	0	0	0	0	0	0	✘	0	0	0
27: LAND EAST OF RYE FARM HOUSE, RYE FARM LANE	✘	✘	✘	0	0	0	0	0	0	0	0	✘	0	0	0
28: LAND WEST OF CHAPEL ROAD	✘	✘	?✘	0	0	0	0	0	0	0	0	✓	0	0	0

## LAND AT WELLCROSS LODGE & LAND

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 09: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
01	✘	✘	0	0	0	✓✓	0	?✘	0	0	0

The site currently comprises domestic curtilage and agricultural land. The site is bound by trees and hedging. The A264 lies along the north and east boundaries. To the north is Newbridge Nurseries & Garden Centre, the Wickhurst Green residential development and the built up area boundary of Broadbridge Heath. To the south east is Kerwin Court and Wellcross Grange care homes and domestic properties including part of Wellcross Grange Airstrip.

There are no biodiversity designations on site. Part of the site listed as Historic Parkscape in the Historic Environment Record (HER). The site is designated as low spatial priority. To the north of the site is an area of Priority Habitat Deciduous Woodland.

There are no listed buildings in close proximity to the site. The lies outside the Itchingfield Conservation Area.

The River Arun runs through the northern part of the site. The northwest, north east and south east parts of the site are in flood zone 2. The northeast is also in flood zone 3.

The site would be accessed off A264.

The site is remote from the built up area boundary of Barns Green and is therefore remote from facilities and services on offer in the Parish. The site is in close proximity to the built up area boundary of Broadbridge Heath which is circa 220m to the east.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The Neighbourhood Plan Working Group consider 165 residential dwellings could be accommodated on the site.

✓✓	Significant positive impact on the sustainability objectives.										
✓	Possible negative or slight negative impact on the sustainability objectives.										
?✓	Negative impact on the sustainability objective.										
0	Significant negative impact on the sustainability objectives.										

**LAND EAST OF FIVE OAKS ROAD**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
02a	✘	✘	0	0	0	✓✓	0	✘✘	0	0	0

The site currently comprises Wellcross Grange Airstrip/agricultural land. The site is bound by trees and shrubbery on the west. Fulfords Hill bounds the southern part of the site. Agricultural land lies to the north, south and east. To the north, beyond the agricultural land is Kerwin Court and Wellcross Grange care homes and domestic properties.

There are no biodiversity designations on site. Part of the site is listed as Historic Parkscape in the Historic Environment Record. The site is designated as low spatial priority.

There are no listed buildings in close proximity to the site. The lies outside the Itchingfield Conservation Area.

The site lies in flood zone 1.

The site would be accessed off A264.

The site is remote from the built up area boundary of Barns Green and is therefore remote from facilities and services on offer in the Parish. The site is remote from the built up area boundary of Broadbridge Heath which is circa 800m to the east.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The developer suggests that 50% of the site (15.8 hectares) would be utilised. The Neighbourhood Plan Working Group consider a housing density of 30 dhp (suggested by the developer) would result in 237 residential dwellings.

✓✓	Significant positive impact on the sustainability objectives.	✘✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	✘	Negative impact on the sustainability objective.
✓	Possible positive or slight positive impact on the sustainability objectives.	✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

## LAND WEST OF CH STATION

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
02b/c	XX	X	0	0	0	✓✓	0	XX	0	0	0
<p>The site currently comprises agricultural land. The site is bound by hedging and trees. The adjacent land use comprises agriculture land. The railway line lies to the east.</p> <p>There are no biodiversity designations on site. There are no arboricultural designations on site.</p> <p>There are no listed buildings in close proximity to the site. The lies outside the Itchingfield Conservation Area.</p> <p>The site lies in flood zone 1.</p> <p>The site would be accessed off Christ Hospital Road.</p> <p>The site is remote from the built up area boundary of Barns Green and is therefore remote from facilities and services on offer in the Parish. Christs Hospital Train station lies to the east of the site.</p> <p>Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.</p> <p>The developer suggests that 50% of the site (18 hectares) would be utilised. The Neighbourhood Plan Working Group consider a housing density of 30 dhp (suggested by the developer) would result in 270-300 residential dwellings.</p>											
✓✓	Significant positive impact on the sustainability objectives.										
✓	Positive impact on the sustainability objective.										
?✓	Possible positive or slight positive impact on the sustainability objectives.										
0	No impact or neutral impact of sustainability objectives.										
							??				Possible negative or slight negative impact on the sustainability objectives.
							X				Negative impact on the sustainability objective.
							XX				Significant negative impact on the sustainability objectives.

**LAND TO THE REAR OF WHEATCROFT, BASHURST HILL**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities	
03	✘	✘	0	0	0	✓✓	0	✘✘	0	0	0	
<p>The site currently comprises domestic and equestrian land. The site is bound by mature trees and shrubs. Residential properties lie to the east, west and south.</p> <p>There are no biodiversity designations on site. Part of the site is designated as Ancient Woodland/Priority Habitat Deciduous Woodland.</p> <p>There are no listed buildings in close proximity to the site. The lies outside the Itchingfield Conservation Area.</p> <p>The site lies in flood zone 1.</p> <p>The site would be accessed off Bashurst Hill.</p> <p>The site is remote from the built up area boundary of Barns Green and is therefore remote from facilities and services on offer in the Parish.</p> <p>Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.</p> <p>The NPWG consider 20 residential dwellings could be accommodated on this 0.9 hectare site.</p>												
✓✓	Significant positive impact on the sustainability objectives.										✘✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.										✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.										✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.											

### REDUNDANT FARM BUILDINGS, FULFORDS HILL

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
04	XX	X	XX	0	0	✓	0	XX	0	0	0
<p>The site currently comprises domestic, agricultural and commercial land. The site is bound by trees to the west and Fulfords Hill to the east. Residential properties and Saint Nicholas Church lies to the south.</p> <p>There are no biodiversity designations on site. The site is designated as low spatial priority. Land to the west of the site is designated as Ancient Woodland/ Priority Habitat Deciduous Woodland.</p> <p>Church Farm House, which is a Grade II listed building lies to the south of the site. Bailings, which is a Grade II listed building lies to the east of the site. This lies a shortway outside the Itchingfield Conservation Area, which is to the south.</p> <p>The site lies in flood zone 1.</p> <p>The site would be accessed off Fulfords Hill.</p> <p>The site is remote from the built up area boundary of Barns Green and is therefore remote from facilities and services on offer in the Parish.</p> <p>Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.</p> <p>The Neighbourhood Plan Working Group consider the site could accommodate 3-4 residential dwellings.</p>											
✓✓	Significant positive impact on the sustainability objectives.										
✓	Positive impact on the sustainability objective.										
?✓	Possible positive or slight positive impact on the sustainability objectives.										
0	No impact or neutral impact of sustainability objectives.										
			??				0	XX	0	0	0
	Possible negative or slight negative impact on the sustainability objectives.										
	Negative impact on the sustainability objective.										
	Significant negative impact on the sustainability objectives.										





**LAND AT CHURCH FARM, FULFORDS HILL**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
06	XX	X	XX	0	0	✓	0	XX	0	0	0

The site currently comprises domestic curtilage and agricultural land. The site is bound by hedges and trees and adjoins a residential property. Residential properties and Saint Nicholas Church lies to the south.

There are no biodiversity designations on site. The site is designated as low spatial priority. Land to the west of the site is designated as Ancient Woodland/ Priority Habitat Deciduous Woodland.

Church Farm House, which is a Grade II listed building lies 100m to the west of the farmhouse. The site lies within the Itchingfield Conservation Area.

The site lies in flood zone 1.

The site would be accessed off Fulfords Hill.

The site is remote from the built up area boundary of Barns Green and is therefore remote from facilities and services on offer in the Parish.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The Neighbourhood Plan Working Group consider the site could accommodate 1 residential dwelling.

✓	Significant positive impact on the sustainability objectives.	?	XX	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	X		Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	XX		Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.			

**LAND AT OLD SCHOOL SITE, ITCHINGFIELD**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
07	?*	*	0	0	0	✓✓	0	**	0	0	0

The site currently comprises redundant school buildings and a former recreation/playing field. Hedging and tree bound the site on the western, eastern and southern boundary. Residential dwellings lie to the east beyond the recreation/playing field.

There are no biodiversity designations on site. The site is designated as low spatial priority.

There are no listed buildings on site. Church Farm House which is a Grade II listed building lies to the north west of the site. The site lies outside of the Itchingfield Conservation Area which lies to the north of the site.

The site lies in flood zone 1.

The site would be accessed off Westons Hill/Fulfords Hill.

The site is remote from the built up area boundary of Barns Green and is therefore remote from facilities and services on offer in the Parish.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The Neighbourhood Plan Working Group consider the site could accommodate around\* 20 residential dwellings.

Site promoters propose two options - one for 18 residential dwellings and one for 34 residential dwellings.

\*Note: The Horsham District Planning Framework defines “around” as a guide figure that is plus or minus 10% of the figure quoted.

✓✓	Significant positive impact on the sustainability objectives.	?*	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	*	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	**	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

**LAND TO WEST OF ROAD FROM TOP OF WESTONS HILL TO PLUMTREE CROSS**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
08	XX	X	0	0	0	✓✓	0	XX	0	0	0

The site currently comprises agricultural land. The site is bound on all sides by trees and hedging. Weston's Hill lies to the east. Residential dwellings lie to the north. Rectory Barn Farm lies to the west. Residential properties lie to the north. Commercial use lies to the west.

There are no biodiversity designations on site. The site is designated as low and high spatial priority.

There are no listed building in close proximity to the site. The site lies outside of the Itchingfield Conservation Area.

The site lies in flood zone 1.

The site would be accessed off Westons Hill.

The site is remote from the built up area boundary of Barns Green and is therefore remote from facilities and services on offer in the Parish.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The Neighbourhood Plan Working Group consider 75% of the site is likely to be developable and could accommodate 75-80 residential dwellings.

✓✓	Significant positive impact on the sustainability objectives.	?X	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	X	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	XX	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

## LAND AT SHARPENHURST

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
09	XX	X	XX	0	0	✓✓	0	XX	0	0	0

The site currently comprises Sharpenshurst Farm and agricultural land. The site is bound on the south, east and west by dense trees and hedging. The railway line lies beyond the southern boundary. Marlands Home Farm lies to the north. Agricultural land lies surrounds the site.

There are no biodiversity designations on site. The site is designated as low spatial priority.

Sharpenshurst Farmhouse is a Grade II listed building. The site lies outside of the Itchingfield Conservation Area.

The site lies in flood zone 1.

The site would be accessed off Weston's Hill.

The site is remote from the built up area boundary of Barns Green and is therefore remote from facilities and services on offer in the Parish.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided

The Neighbourhood Plan Working Group consider if the whole site is developed it could accommodate 75-125 residential dwellings.

✓✓	Significant positive impact on the sustainability objectives.		??	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.		X	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.		XX	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.			

**LAND AT MUNTHAM HOME FARM**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
10	XX	X	0	0	0	✓✓	0	?X	0	0	0

The site currently comprises agricultural and equestrian land. Trees and hedging bound the site on all sides. Plumtree Cross Lane lies to the south. Agricultural land surrounds the site.

There are no biodiversity designations on site. The site is designated as low spatial priority and parts are designated as high spatial priority. Priory habitat and Ancient and Semi-Natural Woodland lie to the west of the north western boundary of the site.

There are no listed buildings within close proximity of the site. The site lies outside of the Itchingfield Conservation Area.

The site lies in flood zone 1.

The site would be accessed off Plumtree Cross Lane.

The site is outside from the built up area boundary of Barns Green which lies 360 metres to the west. The site is therefore in reasonable proximity to facilities and services on offer in Barns Green.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The Neighbourhood Plan Working Group consider 75% of the site is likely to be developable and could accommodate, at a medium density, 35 residential dwellings.

✓✓	Significant positive impact on the sustainability objectives.	?X	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	X	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	XX	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

**LAND AT EITHER SIDE OF ARK COTTAGES, SANDHILLS ROAD**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 09: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
11	✘	✘	0	0	0	✓	0	?✘	0	0	0

The site currently comprises agricultural land. A residential dwelling is situated outside of, but in the middle of, the site boundary. Trees and hedging bound the site on the southern boundary. Plumtree Cross Lane bounds the site on the northern boundary. Residential properties lies to the east and west.

There are no biodiversity designations on site. The site is designated as low spatial priority.

There are no listed buildings within close proximity of the site. The site lies outside of the Itchingfield Conservation Area.

The site lies in flood zone 1.

The site would be accessed off Plumtree Cross Lane.

The site is outside from the built up area boundary of Barns Green which lies 350 metres to the west. The site is therefore in reasonable proximity to facilities and services on offer in Barns Green.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The Neighbourhood Plan Working Group consider the sit could accommodate 5 residential dwellings.

✓✓	Significant positive impact on the sustainability objectives.		?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.		✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.		✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.			





**LAND BEHIND SANDHILLS ADJACENT TO HELE FARM SANDHILLS ROAD (LINKED TO PROPOSAL 13)**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
12 - Option 2	XX	X	X	0	0	✓✓	0	?✓	0	0	0
<p>The site (site 12) currently comprises agricultural and equestrian land including a sand ring and stables. Trees and hedging surround the site. Muntham House School lies to the north of the site. Residential properties lie to the south.</p> <p>The full extent of the site is considered as Option 2.</p> <p>There are no biodiversity designations on site. The site is designated as low spatial priority.</p> <p>Sandhills, a Grade II listed building, lies to the west of the site. The site lies outside of the Itchingfield Conservation Area.</p> <p>The site lies in flood zone 1.</p> <p>The site would be accessed off Plumtree Cross Lane.</p> <p>The site is outside from the built up area boundary of Barns Green which lies 160 metres to the west. The site is therefore in reasonable proximity to facilities and services on offer in Barns Green.</p> <p>Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.</p> <p>The Neighbourhood Plan Working Group consider the site could accommodate 200 residential dwellings.</p>											
✓✓	Significant positive impact on the sustainability objectives.										
✓	Positive impact on the sustainability objective.										
?✓	Possible positive or slight positive impact on the sustainability objectives.										
0	No impact or neutral impact of sustainability objectives.										
							??				Possible negative or slight negative impact on the sustainability objectives.
							X				Negative impact on the sustainability objective.
							XX				Significant negative impact on the sustainability objectives.





**PART OF GARDEN/FIELD AT HELE FARM, SANDHILL ROAD**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities	
14	✘	✘	?✘	0	0	✓	0	?✓	0	0	0	
<p>The site currently comprises equestrian land. Trees and hedging surround the site. Agricultural land lies to the north. Residential properties lies to the east. Sandhills Road bounds the site on the southern boundary. The recreation ground lies to the west.</p> <p>There are no biodiversity designations on site. The site is designated as low spatial priority.</p> <p>Sandhills, a Grade II listed building, lies to the east of the site. The site lies outside of the Itchingfield Conservation Area.</p> <p>The site lies in flood zone 1.</p> <p>The site would be accessed off Sandhills Road.</p> <p>The site is outside from the built up area boundary of Barns Green which lies to the west. The site is therefore in reasonable proximity to facilities and services on offer in Barns Green.</p> <p>Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.</p> <p>The Neighbourhood Plan Working Group consider the site could accommodate 1 residential dwelling.</p>												
✓✓	Significant positive impact on the sustainability objectives.							?✘	Possible negative or slight negative impact on the sustainability objectives.			
✓	Positive impact on the sustainability objective.							✘	Negative impact on the sustainability objective.			
?✓	Possible positive or slight positive impact on the sustainability objectives.							✘✘	Significant negative impact on the sustainability objectives.			
0	No impact or neutral impact of sustainability objectives.											

**LAND AT WARRENHURST, SANDHILLS ROAD**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
15	✘	✘	?✘	0	0	✓	0	?✓	0	0	0

The site currently comprises agricultural land. Trees and hedging bound the eastern and northern boundary. Plumtree Cross Lane lies to the west. Residential dwellings lie to the south.

There are no biodiversity designations on site. The site is designated high spatial priority.

Sandhills, a Grade II listed building, lies to the south west of the site. The site lies outside of the Itchingfield Conservation Area.

The site lies in flood zone 1.

The site would be accessed off Sandhills Road.

The site is outside from the built up area boundary of Barns Green which lies 120 metres to the west. The site is therefore in reasonable proximity to facilities and services on offer in Barns Green.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The Neighbourhood Plan Working Group consider the site could accommodate 1 residential dwelling.

✓✓	Significant positive impact on the sustainability objectives.		?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.		✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.		✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.			

**ROPERS AND CHEFFINS FIELDS, SANDHILLS ROAD**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities	
16	✘	✘	?✘	0	0	✓✓	0	✓	0	0	0	
<p>The site currently comprises agricultural land. Trees and hedging bound the eastern boundary and on all sides of the southern part of the site. Plumtree Cross Lane lies to the north of the western boundary. Residential dwellings lie to the north, west and south of the site. Agricultural land lies to the west of the site.</p> <p>There are no biodiversity designations on site. Part of the southern part of the site is designated as low and high spatial priority. Ancient and Semi-Natural Woodland bounds the northern boundary of the southern part of the site.</p> <p>Sandhills, a Grade II listed building, lies to the north west of the site. Old Home, a Grade II listed building, lies to the south west of the site. The site lies outside of the litchingfield Conservation Area.</p> <p>The site lies in flood zone 1.</p> <p>The site would be accessed off Sandhills Road.</p> <p>The site adjoins built up area boundary of Barns Green. The site is therefore in close proximity to facilities and services on offer in Barns Green.</p> <p>Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.</p> <p>The Neighbourhood Plan Working Group consider the site could accommodate 40 residential dwelling.</p> <p>*Note 40 residential dwellings has been proposed by the developer.</p>												
✓✓	Significant positive impact on the sustainability objectives.										?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.										✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.										✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.											



**LAND BETWEEN MUNTHAM DRIVE AND CHAPEL ROAD**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 09: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
18	✘	✘	✘	0	0	✓✓	0	✓	0	0	0

The site comprises agricultural land. Residential dwellings lie to the west. Muntham Drive bounds the site on the northern boundary beyond which is the Village Hall. Agricultural land lies to the south and west.

There are no biodiversity designations on site. The site is designated as high spatial priority.

Bennetts, a Grade II listed building, lies immediately to the east of the site. Blacksmith's Cottage, a Grade II listed building, lies to the east of the site.

Barns Green Village Store, a Grade II listed building, lies to the south east of the site on Chapel Road. The Queen's Head Public House, a Grade II listed building, also lies to the south east. The site lies outside of the Itchingfield Conservation Area.

The site lies in flood zone 1.

The site would be accessed off Chapel Road or Muntham Drive.

The site, on the eastern boundary, adjoins the built up area boundary of Barns Green. The site is therefore in close proximity to facilities and services on offer in Barns Green.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The Neighbourhood Plan Working Group consider the site could accommodate 25 residential dwellings.

✓✓	Significant positive impact on the sustainability objectives.	?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

## LAND AT SUMMERS PONDS

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 09: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
19	?*	✘	0	0	0	✓✓	0	✓	0	0	0
<p>The site comprises agricultural and commercial land with small industrial units. Fishing lakes, a cafe and camp site surround the site. Chapel road lies to the east.</p> <p>There are no biodiversity designations on site. There are no arboricultural designations on site.</p> <p>Little Slaughterford Farmhouse, a Grade II listed building, lies to the north of the site. The site lies outside of the Itchingfield Conservation Area.</p> <p>The site lies in flood zone 1.</p> <p>The site would be accessed off Chapel Road.</p> <p>The site adjoins the built up area boundary of Barns Green. The site is therefore in close proximity to facilities and services on offer in Barns Green.</p> <p>Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.</p> <p>The Neighbourhood Plan Working Group consider the site could accommodate around* 32 residential dwellings and 7 commercial units.</p> <p>*Note: The Horsham District Planning Framework defines “around” as a guide figure that is plus or minus 10% of the figure quoted.</p>											
✓✓	Significant positive impact on the sustainability objectives.										
✓	Positive impact on the sustainability objective.										
?✓	Possible positive or slight positive impact on the sustainability objectives.										
0	No impact or neutral impact of sustainability objectives.										
							??				Possible negative or slight negative impact on the sustainability objectives.
							✘				Negative impact on the sustainability objective.
							??				Significant negative impact on the sustainability objectives.



**LAND AT LANDFALL FARM AND BATCHELORS FARM**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
20	✘	✘	0	0	0	✓	0	✘	0	0	0

The site comprises Batchelors Farm and includes agricultural barns, hard standing and agricultural land. Agricultural land surrounds the site on the north, south and east boundary. A residential dwelling and further agricultural land lies to the west.

There are no biodiversity designations on site. The site is designated as high spatial priority.

There are no listed buildings within close proximity of the site. The site lies outside of the Itchingfield Conservation Area.

The site lies in flood zone 1.

The site would be accessed off Emms Lane.

The site lies outside of the built up area boundary of Barns Green which lies 500m to the north. The site is therefore not in close proximity to facilities and services on offer in Barns Green.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The Neighbourhood Plan Working Group consider the site could accommodate 4 residential dwellings.

✓✓	Significant positive impact on the sustainability objectives.		??	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.		✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.		??	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.			



**LAND AT EMMS LANE NEAR JUNCTION WITH CROSS LANE**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
21	XX	X	0	0	0	✓	0	X	0	0	0

The site comprises agricultural/equestrian land. It is surrounded on the east, west and south by trees and hedging. Residential gardens lie to the north. Emms Lane lies to the west.

There are no biodiversity designations on site. The site is designated as high spatial priority.

There are no listed buildings within close proximity of the site. The site lies outside of the Itchingfield Conservation Area.

The site lies in flood zone 1.

The site would be accessed off Emms Lane.

The site lies outside of the built up area boundary of Barns Green which lies 550m to the north. The site is therefore in reasonable proximity to facilities and services on offer in Barns Green.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The Neighbourhood Plan Working Group consider the site could accommodate 5-10 residential dwellings.

✓✓	Significant positive impact on the sustainability objectives.	?X	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	X	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	XX	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

### LAND AT THE GLADES, TROUT LANE

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 09: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
22	✘	✘	0	0	0	✓	0	✘	0	0	0

The site comprises domestic curtilage. It is bound by trees and hedging on all sides. Residential properties lie to the north, south and west. Agricultural land lies to the north of the site.

There are no biodiversity designations on site. The site is designated as high spatial priority.

There are no listed buildings within close proximity of the site. The site lies outside of the Itchingfield Conservation Area.

The site lies in flood zone 1.

The site would be accessed off Trout Lane.

The site lies outside of the built up area boundary of Barns Green which lies 450m to the north west. The site is therefore in reasonable proximity to facilities and services on offer in Barns Green.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The Neighbourhood Plan Working Group consider the site could accommodate 1 residential dwelling.

✓✓	Significant positive impact on the sustainability objectives.	?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		



**LAND AT BARN FARM, RYE FARM LANE**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
24	✘	✘	?✘	0	0	✓✓	0	?✘	0	0	0

The site comprises agricultural land. Two Mile Ash Road bounds the site on the southern boundary. A residential dwelling lies adjacent to the south western boundary. Trees and hedging bound the north western boundary. The north and eastern boundaries are open beyond which lies agricultural land.

There are no biodiversity designations on site. The site is designated as high spatial priority.

Rye Farm House, a Grade II listed building, lies to the north of the site. The site lies outside of the Itchingfield Conservation Area.

The site lies in flood zone 1.

The site would be accessed off Two Mile Ash Road.

The site lies outside of the built up area boundary of Barns Green which lies 220m to the west of the site. The site is therefore in reasonable proximity to facilities and services on offer in Barns Green.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The Neighbourhood Plan Working Group consider 75% of the site could be developed at medium density, which would result in 35 residential dwellings.

✓✓	Significant positive impact on the sustainability objectives.			?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.			✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.			✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.				



**LAND AT RICHMOND FARM, RYE FARM LANE**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
25b	✘	✘	✘	0	0	✓✓	0	✘	0	0	0

The site comprises 3 separate units. The second part of the site (25b) comprises agricultural land fronting Two Mile Ash Road. Rye Farm Lane lies to the east and borders the northern part of the site. To the west lies agricultural land.

There are no biodiversity designations on site. The site is designated as high spatial priority.

Rye Farm House, a Grade II listed building, lies to the north of the site. The site lies outside of the Itchingfield Conservation Area.

The site lies in flood zone 1.

The site would be accessed off Two Mile Ash Road/Rye Farm Lane.

The site lies outside of the built up area boundary of Barns Green, which lies 490m to the west of the site. The site is therefore in reasonable proximity to facilities and services on offer in Barns Green.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The Neighbourhood Plan Working Group consider the site (2.2 hectares) could accommodate 45 residential dwellings.

✓✓	Significant positive impact on the sustainability objectives.	?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

**LAND AT RICHMOND FARM, RYE FARM LANE**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
25c	✘	✘	✘	0	0	✓✓	0	✘	0	0	0

The site comprises 3 separate units. The third unit (25c) comprises the farm as a whole, comprising farm buildings and agricultural land. With respect to the western part of the site, Rye Farm Lane lies to the east and borders the northern part of the site. To the south east is a residential dwelling. To the west lies agricultural land. With respect the eastern part of the site, a residential dwelling lies to the south and to the west. Agricultural land/paddocks lie to the north and east.

There are no biodiversity designations on site. The site is designated as high spatial priority.

Rye Farm House, a Grade II listed building, lies to the north of the site. The site lies outside of the Itchingfield Conservation Area.

The site lies in flood zone 1.

The site would be accessed off Two Mile Ash Road/Rye Farm Lane.

The site lies outside of the built up area boundary of Barns Green, which lies 600m to the west of the site. The site is therefore in reasonable proximity to facilities and services on offer in Barns Green.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The Neighbourhood Plan Working Group consider the site (3.7 hectares) could accommodate 70 residential dwellings.

✓✓	Significant positive impact on the sustainability objectives.	?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		



**GARDEN OF RICHMOND HOUSE, RYE FARM LANE**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
26	✘	?✘	0	0	0	✓	0	✘	0	0	0

The site comprises grassland and lies to the north of Two Mile Ash Road. A residential property lies to the west. A livery yard lies to the north. Agricultural land lies to the east.

There are no biodiversity designations on site. The site is designated as high spatial priority.

There are no listed buildings within close proximity of the site. The site lies outside of the Itchingfield Conservation Area.

The site lies in flood zone 1.

The site would be accessed off Two Mile Ash Road.

The site lies outside of the built up area boundary of Barns Green which lies 700m to the west of the site. The site is therefore in reasonable proximity to facilities and services on offer in Barns Green.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The Neighbourhood Plan Working Group consider the site could accommodate 2 or 3 residential dwellings.

✓✓	Significant positive impact on the sustainability objectives.		?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.		✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.		✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.			



**LAND EAST OF RYE FARM HOUSE, RYE FARM LANE**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 09: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
27	✘	✘	✘	0	0	✓	0	✘	0	0	0

The site comprises grassland/equestrian land. It is bound on the north, south and eastern by trees and hedging. Agricultural land lies beyond the trees and hedging to the north. A residential dwelling lies adjacent to the site on the western boundary. A residential dwelling and agricultural land lies to the east.

There are no biodiversity designations on site. The site is designated as high and low spatial priority.

Rye Farm House, a Grade II listed building, lies to the south of the site. The site lies outside of the Itchingfield Conservation Area.

The site lies in flood zone 1.

The site would be accessed off Rye Farm Lane.

The site lies outside of the built up area boundary of Barns Green which lies 300m to the west of the site. The site is therefore in reasonable proximity to facilities and services on offer in Barns Green.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The Neighbourhood Plan Working Group consider the site could accommodate 1 residential dwelling.

✓✓	Significant positive impact on the sustainability objectives.	?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

**LAND WEST OF CHAPEL ROAD**

Site Ref	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
28	✘	✘	?✘	0	0	✓✓	0	✓	0	0	0

The site comprises agricultural land. it is bound on the north, south and western boundary by trees and hedging. Chapel Road lies adjacent to the eastern boundary. Site 18, which comprises agricultural land, lies to the north. Summers Pond Fishery and Campsite lies to the south and west.

There are no biodiversity designations on site. The eastern boundary of the site abuts a strip of Ancient and Semi-Natural Woodland. The site is designated as high spatial priority.

Little Slaughterford Farmhouse, a Grade II listed building, lies to the south of the site. Barns Green Village Store, a Grade II listed building, lies to the east of the site on Chapel Road. The Queen's Head Public House, a Grade II listed building, also lies to the east. The site lies outside of the Itchingfield Conservation Area.

The site lies in flood zone 1.

The site would be accessed off Chapel Road.

The site, on the eastern boundary, adjoins the built up area boundary of Barns Green. The site is therefore in close proximity to facilities and services on offer in Barns Green.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided.

The Neighbourhood Plan Working Group consider the site could accommodate 75+ residential dwellings.

✓✓	Significant positive impact on the sustainability objectives.	?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

## **APPENDIX 2**

**(Itchingfield Neighbourhood Plan Policy Options)**



## Aim 1 - Prevention of Coalescence

Aim 1 - Prevention of Coalescence	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
A	✓✓	✓	?✓	0	0	✘	0	0	0	?✘	?✘
B	✓	✓	?✓	0	0	✘	0	0	0	?✘	?✘
<p><b>Option A:</b> To have an aim that seeks to prevent coalescence between the parish and the parishes that surround it (Billingshurst, Southwater, Broadbridge Heath, Slinfold and Shipley).</p> <p><b>Option B:</b> To not have an aim and rely on National Planning Policy Framework and policies of the Horsham District Planning Framework (HDPPF).</p> <p><b>Appraisal:</b> Options A and B would both aim to prevent coalescence; the latter in particular through Policy 27 of the Horsham District Planning Framework. Option A would result in sustainability benefits for countryside protection and would positively protect settlement identity within the parish. Option B would be a less targeted option insofar as it relates generally to 'landscapes' throughout the district; and so the outcome of the effectiveness of reliance on this policy is less certain.</p>											
<b>Preferred Policy Option: B</b>											
✓✓	Significant positive impact on the sustainability objectives.										
✓	Positive impact on the sustainability objective.										
?✓	Possible positive or slight positive impact on the sustainability objectives.										
0	No impact or neutral impact of sustainability objectives.										
?✘	Possible negative or slight negative impact on the sustainability objectives.										
✘	Negative impact on the sustainability objective.										
✘✘	Significant negative impact on the sustainability objectives.										



























































