

Barns Green & Itchingfield



Neighbourhood Plan 2024 - 2031

**Referendum Plan
under
Neighbourhood Planning (General)
Regulations 2012**
(including Examiner's recommendations)
Incorporating HRA recommendations 2024

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Foreword

This is the Itchingfield Parish Neighbourhood Plan, made under the Localism Act 2011.

The purpose of the Plan is to set out how the parish will develop over the period until 2031, and how it will contribute to the housing build required by central government. The Plan reflects the wishes of the residents of the parish as a whole, but has to be read in conjunction with the Horsham District Plan, and the National Planning Policy Framework.

More importantly, it sets out how any planning applications should be dealt with at District level.

The Plan has taken some considerable time to prepare and has involved a great deal of work by the Steering Committee, on behalf of the Parish Council.

This is an important document for our parish. It sets out how we intend to control building development in the parish over the life of the Plan, and expresses the wishes of the residents of the parish.

We commend the Plan to you.

Alan Strudley
Chair – Itchingfield Parish Council

Ian Walker
Chair – Neighbourhood Plan Steering Group

Chapter 1

Introduction



Plumtree Cross looking south



The Village Green



Footpath from Trout Lane

Introduction

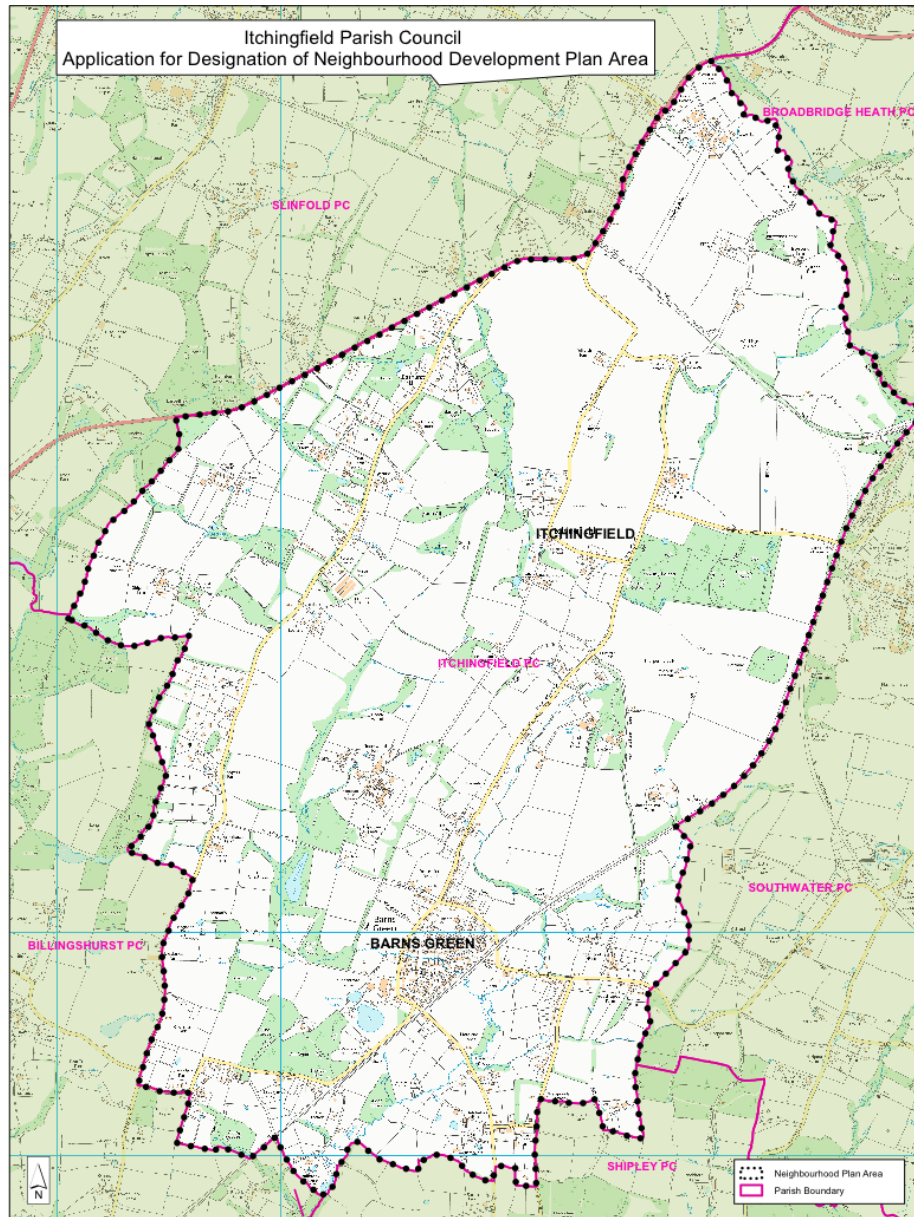
1.1.0 Welcome to the Itchingfield Neighbourhood Plan (INP) for the Parish of Itchingfield, West Sussex.

1.1.1 This Plan is a commission from Itchingfield Parish Council (IPC) which set up the Itchingfield Neighbourhood Plan Working Group (INPWG) in June 2013 to work with residents to formulate a framework for the Parish and its evolution from 2015 to 2031.

1.1.2 Under the Localism Act 2011, Parish Councils and Qualifying Bodies have been given powers to deal with the local issues of planning and help planning authorities understand these issues. The work of bringing together this document began in earnest in September 2015 with the designation of the Parish of Itchingfield as an official Neighbourhood Plan Area by Horsham District Council (HDC).

1.1.3 The map shown on the following page is the Development Plan Area approved by Horsham District Council on the parish's application for Designation.

The plan area covers the parish of Itchingfield, including the village of Barns Green and the hamlet of Itchingfield.



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Chris Lyons : Director of Planning, Economic Development & Property		Application to the Horsham District Council under The Neighbourhood Planning (General) Regulations 2012 Regulation 5.	
Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015). Ordnance Survey Licence 100023865		Reference No :	Date : 09/07/2015
Drawing No :	Drawn :	Checked :	Scale : 1:15,000 Revisions :

1.1.3 The Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 and is in general conformity with the Horsham District Council Planning Framework 2019.

Planning Context

1.2.0 Why do we need any housing? Practically every UK town and city is dealing with large scale housing schemes and Horsham is no exception. Expansion is well under way on the northern side of the parish bringing Broadbridge Heath to Itchingfield's doorstep. There is further large development of strategic sites in Southwater (on Itchingfield's eastern border) and in Billingshurst (on Itchingfield's western edge).

1.2.1 There is an inevitability that the number of homes required in the UK will continue to grow and the reasons for this are multiple and varied.

1.2.2 The population continues to expand, people are living longer, getting divorced and people migrate from other countries and/or move to other places within the UK. In the UK, the pressure on housing has been compounded because for the last 30 years when we should have been building upwards of 200,000 homes a year, we only built at times less than half that amount, largely due to the reduction in building of council housing. There is not much we can do about the need for housing but we do now have a chance to influence where this housing goes. In 2018 the Government announced that it would build 300,000 homes per year.

1.2.3 Each successive Government has chosen different ways to plan for housing growth and the current Government is using Localism, a bottom-up approach.

1.2.4 The Localism Act 2011 introduced new rights and powers to allow local communities to shape new development by preparing neighbourhood plans. A Neighbourhood Plan establishes planning policies for the development and use of land; for example where new homes should be built and what they should look like. Neighbourhood Plans allow local people to influence the type of development for their area while contributing to the wider needs of the area.

1.2.5 The Government published the revised National Planning Policy Framework (NPPF) in July 2018, with a further revision in February 2019. This 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.

1.2.6 With respect to neighbourhood planning, the NPPF advises:
"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. Neighbourhood plans should not

promote less development than set out in the strategic policies for the area, or undermine those strategic policies”

1.2.7 Local Authorities calculate their housing need and plan for it, as opposed to being given a number to deliver by Central Government. When work started on the INP, HDC had estimated its housing figure to be 13,000 for the period up to 2031 which is to be proportionately distributed across the District. This figure was found to be insufficient by the Planning Inspector and was subsequently increased to 16,000.

1.2.8 The Horsham District Plan Framework (HDPF) was subsequently adopted by the Council in November 2015. The HDC Plan is being reviewed. The review has had to be extended due to changes in policy announced by the Government but since postponed following the appointment of a new Secretary of State.

1.2.9 National policy specifies that Plans need to be brought forward ‘positively’ and for sites to be ‘sustainable’ defined by three crucial parameters. Plans should support economic growth, protect the environment and deliver social benefits through a strong and healthy community. The INP process has been highly iterative and has involved a vast amount of evidence and data gathering and surveys covering each of these areas.

1.2.10 Itchingfield Parish Council accepts a responsibility to contribute to the housing needs of the nation. Meeting such needs must be proportionate to the ability of the parish to support new building, and be equitable across the other parishes in the Horsham District. Such new building must not destroy the rural character of the parish nor adversely affect the established daily life of the parish.

1.2.11 It is to deal with these issues that the Itchingfield Neighbourhood Plan has been prepared.

1.2.12 This Plan is not just about housing numbers. It considers what sort of housing is needed in the parish, and how it should be designed, and where housing should be built. The Plan also considers the economy of the Parish, its environment, heritage and ancillary issues such as transport.

Structure of the Plan

1.4. The Plan consists of the following Chapters:

1. Introduction
2. Description of the Parish
3. IPC Vision and Objectives and a list of Policies and Aims
4. Environment and Heritage
5. Community Infrastructure
6. Housing

7. Water Neutrality
8. Economy
9. Transport
10. Monitoring and Review
11. Policies Maps
12. Evidence base

Consultation

1.5.0 The Objectives in the Plan, and the Policies that follow such Objectives, have been created following extensive consultation with the residents of the Parish.

1.5.1 In particular, each home in the parish was invited to complete a detailed questionnaire encompassing many aspects of life in Itchingfield and Barns Green and through which residents were able to say what was good, and not so good, about the Parish, to say what must be preserved and what aspects could be improved. The important findings of this Survey are set out in Chapter 3.

1.5.2 When looking at the evidence base upon which this Plan is founded, we discovered that much seemed to have been created some time ago. We did not feel that it was right to base important decisions on older material, and we commissioned a Landscape Character Assessment, a Biodiversity Survey and an Ecological Data Search. The receipt of these documents meant that recommendations about (for example) housing numbers was based on the latest information which could supplement the data already in existence.

1.5.3 During the course of preparation of the Plan, the residents of the parish have been constantly informed of progress, and consulted at various stages. A log of these consultations and events has been prepared.

1.5.4 In particular, the Parish Council held a public meeting at least once a year when a verbal update on progress was given. The IPC website held minutes of the Steering Group meetings and copies of relevant documents. Regular posts were made through social media. After the Call for Sites was made in November 2016, an exhibition was held in January 2018 showing all the sites that had been put forward by landowners in the parish for possible development, and feedback from residents was invited. Once the Site Assessments had been completed, a further exhibition was held, prior to a public meeting, when the result of the Site Assessments were promulgated, with the site assessment documentation being held for public inspection on the Plan web site.

1.5.5 In the early stages of the Plan preparation a number of Focus Groups were set up, to deal with different aspects of the Plan content. Later on, another group was formed to draft the Policies and aims for the Plan.

Consultation Arrangements

This Submission INP and accompanying documents (Sustainability Appraisal (SA); Non-Technical Summary; Basic Condition Statement; and Consultation Statement) have been approved by IPC.

Following a period of public consultation, the Submission INP has been subject to Examination. The comments made, and revisions suggested, by the Examiner have been incorporated in this version of the Plan. The INP will then proceed to Referendum and be 'made' in due course by HDC.

Chapter 2

Parish Profile

2.1.0 Itchingfield is a rural parish in the Low Weald 5km south-west of Horsham. It is an Ancient English Parish in which farming has been the prominent land use since woodland clearance took place across the low weald.

2.1.1 The parish of Itchingfield has its main population centre at Barns Green, towards the southern end of the parish. Barns Green has the village shop, the Queen's Head public house, and the Primary School. The Village Hall and Village club are in Barns Green on the village green, and Sumners Ponds, with the Lakeside Café, is also in Barns Green.

2.1.2 Towards the northern end of the parish is the hamlet of Itchingfield. There are many other homes scattered around the countryside surrounding the hamlet, particularly in Bashurst Hill. Itchingfield is where the parish church of St Nicholas (dating from the 13th century) can be found. Itchingfield is also near the railway station of Christ's Hospital, used by residents of the parish.

History



St Nicholas' church, Itchingfield

2.2.0 There is no mention of the parish in the Domesday survey of 1086, although there is mention of the Muntham estate (of which Itchingfield may be presumed to have been part) held by a follower of William de Braose. The name is derived from the Saxon "ecen" meaning great, and "feld" meaning field. There is a mention of "Echingfeld" in documents created in 1245.

2.2.1 The parish church of St Nicholas has features which suggest a build date in the early 1100's, but there is no record of a priest or clergyman until 1270. The church may well have been built on the site of an earlier Saxon church. The presence of a church must indicate the presence of a community, but there is no record of who they were or where they lived.

2.2.2 There is no sign of the parish on a map until 1610 (John Speed's map) where it is shown as "Etchingfold".

2.2.3 Barns Green, the principal place of inhabitation in the parish now, does not get a mention until after 1641. The modern spelling of the name Barns, without an "e", is said to have come about in 1870, when the

village acquired a Post Office, to avoid confusion with Barnes Green in South London

2.2.4 Itchingfield, whatever its history may have been in ancient times, is now a hamlet in the north of the parish.

2.2.5 Since the middle ages the settlement pattern has been one of a scattered population which inhabited the many farmsteads and cottages dispersed across the parish's small rural fields enclosed by hedgerows and woodland. Scattered farmsteads were connected by old droveways and tracks, many of which are still present today.

2.2.6 By the late 19th century Barnes Green village has become the focal point for the parish population with houses, cottages, a pub, bakery, post office and other traders developing along the road. This development of Barnes Green was in part due to the occupation of Muntham Estate by new owners during the late 19th century along with the introduction of the railway.

Geography

2.3.0 Much of the parish lies on high ground with valley plains to the north and south. The River Arun forms the north-east boundary, and the head stream of the River Adur rises near the western boundary. Most of the land overlies Wealden clay with beds of Horsham stone in the north-east and gravel terraces and alluvium in the Arun valley.



View from Itchingfield hamlet, looking north

2.3.1 The broad valley plains in the south and north rise towards a central elevated plain which is divided by a series of branching north-south ridges and incised streams. The parish is a well-wooded agricultural landscape with scattered settlement of historic farmsteads, cottages, and houses. Buildings have a strong vernacular character with many listed buildings within the parish. Modern residential developments are located predominantly within the southern part of the parish with scattered larger residential house and garden plots situated towards the western boundary.

2.3.2 The parish retains a largely tranquil character despite its proximity to built-up urban areas immediately north of the parish. Roads are lined with mature trees, hedgerows and grassed verges creating a strong sense

of enclosure. Land use is predominantly pastoral with some arable to the northern valley plain.

2.3.3 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 to the north east, Southwater Parish to the east, Shipley to the south east, Billingshurst Parish to the south and south west and Slinfold Parish to the north west.

2.3.4 Natural England has divided the country into 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.

2.3.5 The parish lies in area NCA 121, 'Low Weald'. Below are listed key characteristics of the Low Weald NCA which are relevant to Itchingfield Parish:

- *“Gently undulating landform....*
- *Predominantly small to medium-sized pasture fields, enclosed by woodlands, shaws and hedgerows...*
- *Some larger arable fields...*
- *Local concentrations of horse grazed paddocks...*
- *Dense cover of ancient broadleaved woodlands...*
- *Small stream valleys draining to the Adur and the Arun...*
- *Green lanes and droveways...*
- *Many scattered, traditional Wealden farmsteads and cottages and a few linear villages...*
- *Crossed by major transport links north south, both road and rail.”*
- *“Broad, low lying, gently undulating clay vales;*
- *The underlying geology has provided materials for industries including iron working, brick and glass making;*
- *A generally pastoral landscape with arable farming associated with lighter soils on higher ground;*
- *Land use is predominantly agricultural but with urban influences;*
- *Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides;*
- *Rural lanes with wide grass verges and ditches;*
- *Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils;*
- *Frequent north-south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing to forests to feed on acorns;*
- *The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields;*
- *Many small rivers, streams and watercourses with associated watermeadows and wet woodland;*

- *Abundance of ponds, legacies of the Wealden iron industry.*
- *Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as roofing material. Weatherboard barns are a feature.”*

Inhabitants

2.4.0 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 50.2% (785) were male, whilst 49.8% (780) were female.

2.4.1 Since the 2011 Census the Ashmiles development has been built in Barns Green, consisting of 67 houses, and adding an estimated 150 inhabitants to the parish; the estimated population is therefore 1715.

2.4.2 In 2011 the age structure was:

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

2.4.3. There were (in 2011) a total of 555 occupied dwellings. This has now risen to 628 including the Ashmiles development.

2.4.4 By reference to the current Electoral Register, 475 homes have a “Barns Green” address and 153 have an “Itchingfield” address. Therefore approximately 75% of parish residents live in Barns Green or its surroundings.

2.4.5 The evidence base supporting the Plan shows that the parish has very low levels of financial and social deprivation. However, affordability of housing and accessibility of housing are rather different matters.

Itchingfield and Barns Green today

2.5.0 The parish today still retains much of the scattered settlement characteristic despite post-war and modern developments which led to population increases within the parish. Drove routes, ancient woodland, historic field patterns and historic buildings are some of the key characteristics which give the parish a strong time-depth and sense of place.



Itchingfield Road

2.5.1 The hamlet of **Itchingfield** is a very small rural settlement scattered along the west of Fulfords Hill and the connecting road to Westons Hill. The site occupies an elevated position and offers good views across surrounding Landscape Character Area. The medieval church of St Nicolas and its spire provides an important focal point within the local and wider landscape. There are numerous listed buildings within the village including the church and Priest's House. A disused village school and recreational ground is situated on the corner of Fulfords Hill and the West Sussex Literary Trail.

2.5.2 The area of Itchingfield also includes residences in **Bashurst Hill**, a long road which runs along the north-west border of the parish and whose residents identify this as a discrete entity within the parish.



Barns Green - Photo by courtesy of West Sussex Drones

2.5.3 **Barns Green** is a rural village set within the southern valley plain of the parish. It is a predominantly flat landscape with slopes rising to the Muntham Estate ridge to the north and west. Barns Green is the largest concentration of residential settlement in the parish and contains a number of important community facilities such as the Queens Head pub, village primary school, village hall, playing fields, post office and village shop. Historic settlement is concentrated along the roadsides with the more modern developments in the east of the village. The village is bounded by Parsons Brook to the north-west, the railway line to the

south, Muntham woodland the west and Sumners Ponds camping and fishing ponds to the south-west.

Parish Environment

2.6.0 The parish supports a wide variety of plant and animal life and habitats, including arable, woodland, hedgerows, grassland, as well as rivers and associated environments. Buildings within the parish are also capable of providing a habitat to the wide variety of wildlife.

2.6.1 There are no Sites of Special Scientific Interest (SSSI) within the Parish. There are of number ancient woodlands in the Parish these include (but are not limited to) Shelleys 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.

2.6.2 The District Council commissioned a Landscape Character Assessment, published in October 2003. This identified 32 separate landscape characters across the district. 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.

2.6.3 The Parish Council, for the purposes of the preparation of this Plan, commissioned its own, up-to-date, LCA in September 2017 and its findings are to be preferred to the 2003 HDC report, which is out of date. In particular, a finding in the 2003 report that "the landscape is declining" is not supported by the 2017 report.

2.6.4 The Parish is primarily covered by Grade 3/4 Agricultural Land.

2.6.5 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.

2.6.6 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.

2.6.7 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.

Heritage



Heritage dwelling in Itchingfield

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

2.7.1 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).

2.7.2 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.

2.7.3 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.

Climate

2.8.0 There are no Air Quality Management Areas (AQMA) within the Parish suggesting air quality within the Parish is generally good.

2.8.1 There are 2 known AQMAs within the wider District; the first at the A272, High Street at Cowfold, to the south east of the Parish; and the second at the A283, High Street/Manleys Hill in Storrington Parish which lies in the south of the District.

2.8.2 The climate of the Parish is generally warm and temperate. Temperatures vary from an average low of 2 degrees in February to an

average high of 22 degrees, in July. The average monthly amount of precipitation has been recorded at around 45mm. Given the global warming crisis that affects the entire planet, it can be expected that these figures will soon be out of date.

Chapter 3

Vision and Objectives; Policies and Aims

Chapter 3 – Vision and Objectives; Policies and Aims

3.1.0 One of the first tasks that the Steering Group undertook was to try and find out from the parish residents what they felt about the parish in which they lived, and how, if at all, they saw the parish developing over the next 20 or so years.

3.1.1 A detailed Questionnaire was prepared and sent to every home in the parish (with further copies for individuals being available on request) in July 2016. The results of the questionnaire returns (41.3% of the questionnaires were completed and returned) and the questionnaires were analysed by Action in Rural Sussex (who had been retained as advisors by the Parish Council). Those results were presented in the form of a report and the principal findings were as follows:

1. 98% agreed, or strongly agreed, with the statement that: *A rural feel and access to the countryside is fundamental not only to our quality of life and community identity, but also to many aspects of the economy'*
2. 88.8% agreed, or strongly agreed that *"the parish of Itchingfield has a distinctive architectural and rural heritage"*
3. 94% agreed or strongly agreed *"that the maintenance of the significant green buffer between the main residential areas within the parish and the neighbouring built-up areas was very important"*
4. 72% used public footpaths regularly or quite often.
5. 79% said that Greenfield land should never be developed, with a further 16.5% saying that Greenfield land should rarely be developed
6. 59.1% said that brownfield land should always be developed with a further 32.5% saying that brownfield land should sometimes be developed.
7. 90.5% said that it was important, or very important, that new house design should be in keeping with nearby houses.
8. 94.8% said that it was important, or very important, that existing trees and hedges were retained
9. 97% said that it was important, or very important, that off-street parking for new homes was provided.
10. 84.7% said that energy-efficient homes ought to be built
11. 60.7% wanted affordable housing to be provided.
12. 83.8% thought to important, or very important, that residents brought up in the parish should be able to stay living within the parish.

3.1.2 From the responses made to the household questionnaire, and from the comments made informally or at public meetings, the Steering Group set out to prepare the Vision, and Objectives, for the Plan.

3.1.3 Set out below is the Vision, and strategic Objectives, guiding the Plan.

3.1.4 These were discussed at a Village Meeting in February 2017 and unanimously approved. These were also part of the Scoping Report statutory consultation in January 2018.

Vision for the Parish:

A vibrant, inclusive rural community which meets the changing social, economic and environmental needs while staying true to the unique village character of both Barns Green and Itchingfield

Objectives

- 1. To provide adequate and appropriate housing for the future needs of the parish;**
- 2. To ensure that any development is appropriate to the character and population of the parish;**
- 3. To protect our rural location and environment and to maintain the gaps between the parish and other parishes which surround it.;**
- 4. To continue the commercial activities within the parish, for the benefit of ourselves and surrounding communities;**
- 5. To improve and enhance the infrastructure of the parish;**
- 6. To continue to support the facilities for the social life of the parish.**
- 7. To conserve and maintain the heritage assets of the parish and the rural environment in which they sit.**
- 8. To conserve and maintain the biodiversity of the parish.**

The Plan contains a number of Policies, and Aims.

Policies are land use issues that will form part of the development plan in the event that the Plan is made after a referendum. Policies are highlighted in **blue**.

Aims are issues where the residents of the parish have expressed a strong view about the issue concerned, but which are not land use-based matters. They will not form part of the development plan in the event that the Plan is made. However, they may form the basis of actions which the Parish Council will pursue within the Plan period. Policies. Aims are highlighted in **pink**.

A full list of those Policies and Aims is set out below.

The details of, and justification for, each Policy or Aim is set out in the relevant section of the Plan, and to which reference should be made.

POLICIES

POLICY 1: Green Infrastructure conservation

POLICY 2: Biodiversity conservation

POLICY 3: Heritage Assets and Itchingfield Conservation Area

POLICY 4: Protection of Open Spaces

POLICY 5: Protection of green infrastructure

POLICY 6: Community Facilities Protection

POLICY 7: Education Facilities development

POLICY 8: Broadband and mobile phone provision

POLICY 9 & 9A: Sumners Ponds development site

POLICY 10 & 10A: Old School, Itchingfield, development site

POLICY 11: Windfall Development

POLICY 12: Design of housing

POLICY 13: Sustainable design requirements

POLICY 14: Housing mix

POLICY 1: Off-street parking

POLICY 16: Water Neutrality

POLICY 17: Small-scale Businesses

AIMS

AIM 1: Prevention of coalescence

AIM 2: Managing surface water

AIM 3: Infrastructure provision

AIM 4: Building of apartments

AIM 5: Traveller Sites

AIM 6: Public Rights of Way

AIM 7: Bus transport

AIM 8: Emergency vehicle access

AIM 9: Pedestrian pavements

AIM 10: Increase of traffic

Chapter 4

Environment and Heritage

Chapter 4 – Environment and Heritage

4.1. This section seeks to address the following strategic objectives:

1. **To protect our rural location and environment and to maintain the gaps between the parish and other parishes which surround it.**
2. **To improve and enhance the infrastructure of the parish;**
3. **To conserve and maintain the heritage assets of the parish and the rural environment in which they sit.**
4. **To conserve and maintain the biodiversity of the parish.**

Introduction

4.2.0 The principal centre of habitation is the village of Barns Green, which is situated towards the south of the parish. As was stated in Section 2, 75% of the residents of the parish live in or around Barns Green.

4.2.1 A smaller cluster of houses comprises the hamlet of Itchingfield, situated towards the north of the parish. The village church is situated in Itchingfield hamlet.

4.2.2 There are scattered dwellings around both Itchingfield and Barns Green, particularly in Bashurst Hill on the northern edge of the parish.

4.2.3 There are many listed heritage assets throughout the parish.

4.2.4 This chapter will deal with:

1. Prevention of Coalescence
2. Green Infrastructure
3. Managing surface water
4. Biodiversity conservation
5. Heritage and Conservation Area

Prevention of coalescence

4.3.0 The Parish is surrounded by fields, which separate the parish from neighbouring parishes. Three of those parishes, Billingshurst, Southwater and Broadbridge Heath, have in recent years, and currently, undertaken a substantial house-building programme involving sites recognised as Strategic Sites by HDC.

4.3.1 When the Call for Sites was made in November 2016, three large sites in the north of the parish were put forward for consideration for development; one site near Wellcross, on the border with Broadbridge Heath, and two others to the west of Christ's Hospital rail station. All three sites were rejected, for the purposes of this Plan, as unsuitable for

development, for the reasons shown in the Site Assessment documentation (part of the Evidence Base supporting this Plan), but it does show that there is a desire by some to build extensively in that area. Such developments, would contribute to the southward extension of Broadbridge Heath.

4.3.2 The parish is surrounded on all sides by agricultural land. Entry into the parish from all directions is by way of green corridors bounded by fields and/or woodland. It is this rural setting that gives Itchingfield and Barns Green its special, rural feel. It is fundamental to the aims of this Plan that the parish of Itchingfield retains its rural character, and that this character would be compromised by encroachment of other villages and towns surrounding it. The preservation of a substantial green “buffer zone” surrounding the parish, and separating it from neighbouring parishes, is important.

4.3.4 Prevention of coalescence is a key policy of the Horsham District Policy 27. Preventing coalescence and protecting the separate identity of Itchingfield & Barns Green as a rural community is a key aim of this Plan.

AIM 1 – prevention of coalescence

IPC will not support development in areas which would undermine, individually or cumulatively, physical separation between this parish and the parishes that surround it (Billingshurst, Southwater, Broadbridge Heath, Slinfold and Shipley)

It is considered vitally important, to ensure the openness and rural character of the parish, that these open areas are protected and maintained. This will be done by offering full support to HDC in implementing HDPF Policy 27 and the relevant Policy in the Local Plan Review

Green Infrastructure conservation

4.4.0 This policy flows from what is said above about the rural character of the parish, more fully described in Chapter 2 (above) and in the Landscape Character Assessment, the Biodiversity Survey and the Ecological Data Search report.

4.4.1 The NPPF defines “green infrastructure” as a “*network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental quality of life benefits for local communities*”

4.4.2 It is inevitable that development, whether for housing or commercial activity, places at risk the green infrastructure of the parish.

The need for more houses has to be balanced against the wider needs of the protection of the rural character of the parish. Any development must take into account the physical land context in which it is to exist, and to incorporate suitable and appropriate green infrastructure into the development.

POLICY 1 – Green Infrastructure conservation

As appropriate to their scale, nature and location, development proposals shall, where practicable and consistent with other policies in this Plan, incorporate:

(a) measures that will conserve, maintain and/or enhance the green infrastructure of the parish.

(b) provisions to produce additional green infrastructure.

(c) proposals which seek to improve access for pedestrians and cyclists through green infrastructure linkages will be supported.

Proposals which would result in the loss of existing green infrastructure will not be supported unless it can be demonstrated that the development proposals bring new opportunities which mitigates or compensates land loss, whilst ensuring the protection of the existing ecosystem. In these circumstances the proposal concerned should demonstrate how it would achieve a net gain in biodiversity.

4.4.3 Where proposals include the provision of additional green infrastructure these will be supported where:

- (a) they link existing paths and open space networks;
- (b) they provide off-road access for walking, cycling or horse-riding;
- (c) planting contributes to wildlife and links to existing woodlands, hedges and streams; and
- (d) proposals include the planting of native species.

4.4.4 Where development causes damage or prejudice to the green infrastructure of the parish, suitable plans will be made to minimise such damage or prejudice, and to find methods of compensating for the loss within the design and construction of the development concerned but in any event protects the existing ecosystem.

4.4.5 In particular, ancient woodland, ancient trees and veteran trees will be protected from harm or destruction, except for wholly exceptional reasons and where there is a suitable compensation strategy in place (see Forestry Commission and Natural England guidance dated 13th October 2014). Protected species will also be protected from harm caused by actual or nearby development and developers will comply with the

guidance issued by Natural England and DEFRA dated 6th October 2014 (and updated).

Managing surface water

4.5.0 The parish of Itchingfield is situated on lowland clay. As such, the ground tends to fail to absorb rainwater in times of heavy rain, some parts of the Barns Green area experiences short-term pluvial flooding each winter, and occasionally (such as the winter of 2013/14) major flooding in certain areas.

4.5.1 It is important therefore that any development addresses this problem, where such a problem exists.

AIM 2 - Managing surface water

Development proposals, which seek to reduce the risk of surface water flooding will be supported. Development proposals should seek to reduce existing run-off rates in the first instance. Development proposals which incorporate sustainable urban drainage techniques to manage surface water will be supported. Where technically feasible sustainable drainage techniques should include infiltration measures that reflect natural drainage patterns and manage water as close to its source as possible. Development proposals which seek to incorporate local measures to manage surface water will be supported.

Biodiversity conservation

4.6.0 As will be seen from the Landscape Character Assessment, the Biodiversity Survey and the Ecological Data Search report, the parish is rich with flora and fauna. Any development cannot be allowed to destroy or prejudice these important features of the parish.

4.6.1 It is perhaps inevitable that any new building development will have some impact on the biodiversity of the site chosen, and such impact has to be balanced against the benefit gained in housing terms. It is, however, essential that the impact of building, on biodiversity, should be seriously considered, and mitigated to the greatest extent possible.

4.6.2 It must also be understood that the development of one site is likely to have an impact on the biodiversity of neighbouring areas, and that impact must also be seriously considered and avoided, or mitigated, to the greatest extent possible.

4.6.3 It would be appropriate, in some circumstances, to create new

protected sites and locally-relevant habitats, possibly by restoring and connecting existing natural habitats to enable the transit and migration of flora and fauna within and across the parish, and incorporating biodiversity features and blue/green infrastructure within developments, to increase resilience to climate change. These issues are addressed in Policy 2. The ambitions of the Policy can be shown to be achieved by any or all of the following matters:

- (a) Informed and up-to-date ecological and biodiversity information, including the site surveys;
- (b) The identification and explanation of the impact that the proposed schemes would have on the biodiversity and ecology of the site and its environs;
- (c) The identification and explanation of cumulative impacts;
- (d) Avoiding harm, and where unavoidable, mitigating harm;
- (e) Maximise opportunities to enhance, manage and restore habitats, so that there is a net gain to biodiversity on the site, where practicable; where this is not practicable on site, then off-site within the parish;
- (f) Following best practice in Sustainable Drainage techniques.

4.6.4 In order to be fully compliant with the Habitats Directive regarding the Mens SAC qualifying features, proposals for the development of greenfield sites within the Parish must evaluate whether there is a potential for the loss of suitable foraging habitat and / or the severance of commuting flightlines, such as in the form of mature treelines, hedgerows and watercourses. If so, such features must be preserved or compensated for, unless bat surveys demonstrate that they are not used by barbastelle bats. Care must also be taken through development design to ensure that such features are not subject to unacceptable levels of artificial lighting.

POLICY 2 - Biodiversity conservation

As appropriate to their scale, nature and location, development proposals shall, where practicable and consistent with other policies in this Plan, incorporate measures that seek to ensure and enable the protection, conservation and enhancement of the parish's biodiversity and ecology including its hedgerows, ponds, orchards, roadside verges and woodland, including shaws and ancient and veteran trees.

Development proposals on greenfield sites, including any windfall development, would require a project-level Habitats Regulations Assessment that is supported by data from bat surveys.

Heritage Assets & Itchingfield Conservation Area

4.7.0 The Conservation Area in Itchingfield is of particular importance to the parish. The area abuts the church of St Nicholas which was built in the 13th century but which may have replaced an earlier Saxon church. There are a number of listed houses clustering around the churchyard. In the churchyard is the Priest's House, a mediaeval building.

4.7.1 The integrity of this group of buildings must be preserved.

4.7.2 The NPPF (para 184) makes it clear that Conservation Areas and Buildings are "Heritage Assets" and as such are an irreplaceable resource that should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for existing and future generations.

4.7.3 There are later-built houses on the crest of the hill, around the road corner from the conservation area, and it is acknowledged that any high-density development would be inappropriate here. IPC would welcome well-built, well designed, low density development.

4.7.4 Other heritage assets are to be found throughout the parish, particularly in Barns Green, and any development near these assets must preserve their setting and condition.

4.7.5 Section 16 of the NPPF deals with development proposals which affect heritage assets. The policy set out below will be followed and is subject to the NPPF, in particular (where development will or might affect a heritage asset or its setting):

- (a) developers will be required to submit an appropriate desk-based assessment and, where necessary, a filed evaluation;
- (b) the significance of any such heritage asset shall be considered;
- (c) the impact of any development on the heritage asset or its setting shall be considered

POLICY 3 - Heritage Assets and Itchingfield Conservation Area

Development proposals shall, where practicable and consistent with other policies in this Plan, incorporate measures which seek to conserve heritage assets in a manner appropriate to their significance. Special regard shall be given to the desirability of preserving any heritage building, or its setting, and/or any features of special architectural interest which the building possesses.

Development proposals for development within the Itchingfield Conservation Area and the setting within which it lies shall include measures which seek to conserve and enhance the Area.

Chapter 5

Community Infrastructure

Chapter 5 – Community Infrastructure

5.1 This section seeks to address the following strategic objectives:

1. **To ensure that any development is appropriate to the character and population of the parish;**
2. **To improve and enhance the infrastructure of the parish;**
3. **To continue to support the facilities for the social life of the parish.**
4. **To conserve and maintain the biodiversity of the parish.**

Introduction

5.2.0 Community infrastructure is critical to the well-being of Parish residents.

5.2.1 Ensuring adequate provision, in locations that are readily accessible to the community, is fundamental to the local quality of life. This includes open space, recreation facilities, local community facilities (e.g. Village Hall, Village Green), and education provision. These relate to all sectors of the community from younger to older persons.

5.2.2 This chapter will deal with:

1. Open Spaces
2. Green Infrastructure
3. Community facilities
4. Education
5. Broadband & mobile phones

Open Spaces

5.3.0 The NPPF defines open space as “*all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes, reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.*”

5.3.1 This definition is considered to include, but not be limited to, formal space such as sports pitches and tennis courts, informal space, such as parkland, and children’s play space, including equipped areas both for young and older children.



View across Jubilee Field from Muntham Drive

5.3.2 The Parish benefits from a range of such open spaces. Individually and collectively, these areas bring social benefits and offer important opportunities for sport and recreation, with associated benefits for the health and social well-being of the resident population and visitors.

5.3.3 Furthermore, open space can provide important ecological and environmental benefits, including in relation to the character and attractiveness of the area.

5.3.4 The NPPF, confirms access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. The INP identifies specific areas of public open space within the Parish to be protected from development. The areas identified provide access to open space which provide health and recreational benefits. Furthermore it is considered these areas have an ecological value and contribute to the Parish's green infrastructure.

5.3.5 IPC seeks to resist the loss of existing open space; or alternatively, where such loss is unavoidable, secure compensatory mitigating provision. Furthermore, it is considered that development proposals should include the provision of open space within schemes, to the extent necessary to meet the need arising from the associated development.

POLICY 4 - Protection of Open Spaces

Development proposals shall, where practicable and consistent with other policies in this Plan, include measures which provide a mix of formal and informal open space to meet the needs generated by the development. Open space is to be of high quality and serve local need.

The attached Map identifies the following areas of public open space:

- a) the Village Green and playing field;**
- b) the Arboretum adjoining the village green;**
- c) the Community Orchard at the rear of the Ashmiles development;**
- d) Ancient Woodland at the rear of the Ashmiles development;**

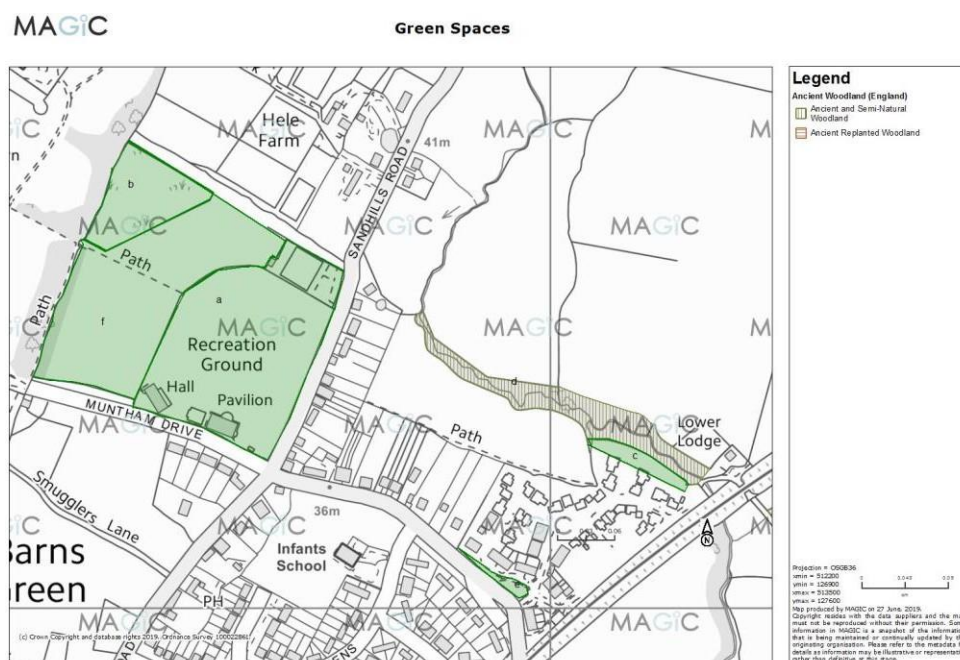
- e) Play area in Two Mile Ash Road adjacent to the Ashmiles development; and
- f) Jubilee Field

Development proposals which involve the replacement of existing open space, including the identified areas of public open space, shall include the following measures:

1. Equivalent (in qualitative and quantitative terms) or enhanced open space is provided to serve the current or existing needs of the residents of the parish; and
2. Proposals for the replacement of open space ensure the replacement is made available before the loss of the existing.

Development proposals which result in the loss of existing open space, including the identified areas of public open space, will only be supported where:

1. An assessment has been undertaken which has clearly shown the facility to be surplus to requirements; or
2. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
3. The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.



Plan shows: (large block) the Arboretum, Jubilee Field, playing fields and village green; Community Orchard at rear of Ashmiles; (darker block) Ancient Woodland; play area adjacent to Ashmiles. (see also map at page 71)

Green Infrastructure

5.4.0 The NPPF defines 'green infrastructure' as a "*network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental quality of life benefits for local communities*".

5.4.1 Within the Parish, green infrastructure includes woodland and hedges, parks and open spaces, recreational space, watercourses, Public Rights of Way, tree lined streets and aged or veteran trees. Reference to the Landscape Character Assessment will emphasize this.

5.4.2 The Parish's green infrastructure enhances the visual appearance of the area; provides access for residents to sport, recreation and quiet enjoyment; connects networks for wildlife; helps to reduce flood risk; and facilitates non-car modes of travel.

5.4.3 The Parish benefits from pockets of defined Ancient and Semi-Natural Woodland. It also has a number of watercourses that run through it including the upper reaches of the river Arun and river Adur.

5.4.4 Well-managed green infrastructure contributes to wider economic and social benefits, including crime reduction, improved physical and mental health, economic competitiveness and greater attractiveness to tourists.

5.4.5 The INP seeks to both conserve and enhance existing green infrastructure assets, and ensure new development contributes to the enhancement of this network.

POLICY 5 - Protection of Green Infrastructure

Development proposals shall, where practicable and consistent with other policies in this Plan, incorporate measures that will protect and enhance the green infrastructure and valued landscape features of the parish, and which include:

- 1. The Downs Link;**
- 2. Public Rights of Way and their settings;**
- 3. Hedgerows;**
- 4. Copses and woods, ancient woodlands and veteran trees;**
- 5. Orchards; particularly the Ashmiles Community Orchard;**
- 6. River corridors (such as, but not limited to: River Arun; River Adur; Parsons' Brook).**

Infrastructure provision

5.5. The IPC acknowledges that, when development is being planned, statutory providers (water, sewage, electricity etc) are obliged under separate legislation to provide adequate services to any such

development. The Plan will support development proposals which will ensure that adequate infrastructure to support the development will be provided.

AIM 3 – Infrastructure Provision

Development proposals which confirm that adequate infrastructure will be provided will be supported.

Developers are advised to engage in pre-application discussions with Southern Water to evaluate whether changes to the Hardham abstraction would have any impacts for the timing of delivery of their developments in order to keep pace with infrastructure

Community Facilities

5.6.0 The Parish benefits from a range of community facilities. These include, but are not limited to: the Village Hall, Village Club, Queen’s Head public house, the Village Shop, Sumners Ponds (including the Café by the Lake), schools, allotments and places of religious worship.

5.7.1 Individually and collectively these contribute to the well-being of the local community.

5.7.2 IPC therefore seeks to resist the loss of these facilities; or alternatively, where such loss is unavoidable, secure compensatory mitigatory provision. Proposals for the enhancement of such facilities, either by alteration, extension or replacement will be supported.

POLICY 6 – Community facilities protection

Development proposals which provide new community facilities or which provide for the expansion of existing facilities to support the needs of the community will be supported.

Development proposals shall, where practicable and consistent with other policies in this Plan, incorporate measures that:

(1) avoid the loss of community facilities (unless the facility in question is no longer viable, in which case the developer will be required to undertake a viability assessment and marketing strategy before a change of use is supported); and

(2) avoid the substantial alteration and/or replacement of community facilities except where equivalent (in qualitative and quantitative terms) or enhanced facilities are provided to serve local needs; and

(3) ensure that proposals for the replacement of a community facility ensure the replacement facility is made available before the closure of the existing facility.

Education facilities

5.8.0 The parish has a Primary School, situated in Barns Green. This was built in 2014 and was designed to provide a school on one site, as the school was formerly split over two sites, one in Itchingfield and one in Barns Green.

5.8.1 It is thought to be inevitable that, with any growth in the size of the housing provision in the parish, that the school will need to expand. The following Policy is therefore designed to accommodate this. Although the current school buildings have capacity for some increase in the number of pupils, any significant increase in the population of the parish, with young children, might necessitate further expansion. At the time of producing this Plan there are no proposals for expansion of the village school and no change or expansion has been discussed with the Education Authority.

POLICY 7 – Education facilities development

Development proposals for additional buildings and/or facilities at Barns Green Primary School shall, where practicable and consistent with other policies in this Plan will be supported subject to the following criteria:

- (a) Their built form is contained within the current built-up area boundary of Barns Green;**
- (b) they take account of the significance of heritage assets and their setting in the immediate locality; and**
- (c) they do not have an unacceptable impact on the character of the immediate locality in general, and the amenity of residential properties in particular.**

Super-fast Broadband & mobile phones.

5.9. The Parish Council recognises the economic and social benefits of high-speed broadband and the provision of mobile phone connectivity. In this context of Policy 8 of the Plan offers support to technology improvements which would provide the parish with better access to communications networks and speeds. At the time of the preparation of this Plan the Parish has an aspiration to achieve a broadband speed of 30mbpm and the provision of 5G mobile connectivity. Plainly advances in technology may make enhanced access possible during the Plan period. Such provision would be of great benefit both to businesses in the parish,

and to residents. This broader support is subject to protecting the character and visual amenity of the area.

POLICY 8 – Broadband provision

Proposals to provide access to a super-fast broadband network and improved mobile phone connectivity to serve the parish will be supported.

The location and design of any above-ground network installations shall be sympathetically chosen and designed and positioned in a way which would not have an unacceptable impact on the character and appearance of the local area, on heritage assets or the amenity of local residents.

Chapter 6

Housing

6. This section addresses the following strategic objectives:

1. **To provide adequate and appropriate housing for the future needs of the parish;**
2. **To ensure that any development is appropriate to the character and population of the parish;**
3. **To protect our rural location and environment and to maintain the gaps between the parish and other parishes which surround it.;**
4. **To conserve and maintain the heritage assets of the parish and the rural environment in which they sit.**
5. **To conserve and maintain the biodiversity of the parish.**

Introduction

6.1.0 IPC accepts responsibility to take a reasonable proportion of the housing requirement for the District.

6.1.1. This chapter will deal with the following issues:

1. Housing framework
2. Housing Need
3. Site allocation
4. Site-specific policies
5. Design of houses
6. Sustainable design
7. Off-street parking
8. Travelling community spaces

6.1.2 National Planning Policy Framework (NPPF) - this sets out the Government's planning policies for England and how they are expected to be applied.

6.1.3 At its heart is a presumption in favour of sustainable development, which should be seen as the 'golden thread' running through both plan-making and decision-taking. This comprises the three limbs of economic, social and environmental, and involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. For Neighbourhood Planning, it means that neighbourhoods should, amongst other things, develop Plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and plan positively to support local development, shaping and directing development in their area that is outside of the strategic elements of the Local Plan.

6.1.4 Horsham District Planning Framework - November 2015 - this seeks to guide development in the District up to the period 2031.

6.1.5 The Plan notes that there is a vibrant economy that recognises both the wider context of the SDNP and the Gatwick Diamond. It seeks to build

upon the established transport connections and niche market offer within the District to retain the unique historical and cultural market town character of Horsham, and also for the District to retain its remote but not isolated rural identity, with villages retaining their separate, distinctive and varied characters, accommodating appropriate development for local people and supporting the community.

6.1.6 It also recognises the rich heritage and high-quality natural environment and significant contribution this makes to the overall attractiveness, economic competitiveness and identity of the district. The ecological resources of the area will be maintained and enhanced, together with the historical and cultural character of the built environment, green spaces and landscapes.

6.1.7 The Plan seeks to deliver its housing growth through strategic allocations at north Horsham (at least 2,500 homes), land west of Southwater (around 600 homes), land south of Billingshurst (around 150 homes) and “at least” 1500 homes throughout the District allocated through neighbourhood planning.

Housing Need figures

6.2.1 As part of the preparation of the Itchingfield Neighbourhood Plan (NP) a Housing Needs Consideration Report was prepared in November 2017.

6.2.2 The Report was updated in April 2018 and September 2018 to reflect the publication of the draft National Planning Policy Framework (NPPF) in March 2018 and the NPPF in July 2018.

6.2.3 The Reports brought together a range of empirical data from a variety of sources, in order to enable assessments and judgments about the level of housing that may need to be delivered in the parish up to 2031, and for this to be facilitated by policies in the emerging NP.

6.2.4 The Government published the first revision of the NPPF on 24th July 2018. In relation to calculating housing need, it introduced a standard methodology (para 66 NPPF February 2019) In addition it gave a clear direction that Local Planning Authorities should also set a housing requirement for designated Neighbourhood Plans (para 65 NPPF February 2019).

6.2.5 On this basis an “indicative figure” was requested from HDC in August 2018 in order to inform plan preparation and to ensure that the INP was prepared in line with the requirements of the NPPF.

6.2.6 HDC provided an “indicative figure” to the IPC in November 2018. The “indicative figure” was derived from key sources comprising:

- (a) Local Plan derived figure – 19 dwellings

- (b) SHMA derived figure – 83 dwellings
- (c) Housing Needs Register derived figure – 103 dwellings

6.2.7 For Itchingfield Parish the mid-point of the data sources figures was identified as 61 dwellings.

6.2.8 HDC has confirmed that the “indicative figure” does not take into account local constraints nor infrastructure capacity. In addition, HDC has advised that it will be for the plan makers to undertake best endeavours to accommodate the number, applying reasonable assumptions consistent with the principles of sustainable development to deliver the number in its entirety.

6.2.9 In light of this, IPC has resolved to plan for the “indicative figure” of 61 dwellings. It is envisaged that this will be met through site allocations in the Plan and windfall development over the term of the Plan. A Policy in relation to windfall allocation follows – this will ensure that there is no “double-counting” in calculating the delivery of 61 dwellings.

Site Allocation

6.3.0 In order to ensure that all possible development sites were considered, the IPC put out a “Call for Sites” in November 2016. Letters were sent to all developers who had previously expressed an interest in building in the parish, and public notices were placed in the local press, parish magazines and on social media.

6.3.1 As a result some 30 sites were put forward. Some were small sites for one or two houses; others were very large parcels of land capable of containing very many houses.

6.3.2 The proposed developer for each site was invited to make an oral submission to the Steering Group in support of the development; some 17 developers chose to make oral submissions which were heard in July 2017.

6.3.3 Each site was visited, and then assessed for suitability as sustainable development using objective criteria. The Documents containing the results of the assessment process are part of the evidence base for this Plan.

6.3.4 An exhibition showing details of all the sites was put on over one weekend in January 2018 and then the details posted on the IPC website. Feedback from residents was carefully considered.

6.3.5 Of all the sites put forward, only two were considered suitable for development.

6.3.6 The decision on the selection of sites was announced to the parish at a Village Meeting in June 2018, preceded by a further exhibition of the 30

sites that had been put forward and highlighting the two sites selected for possible development. Feedback from parish residents was invited. Announcements were made on social media. The site assessment forms for each site were later put onto the parish web site.

6.3.7 The Sumners Ponds site, situated in the south of Barns Green, was selected as suitable for development, and is likely to provide about 32 dwellings and 7 light industrial units. The site adjoins the Built-Up Area Boundary of Barns Green, is largely a brownfield site (and such a site is to be preferred over Greenfield sites; the HDC Plan says in clear terms that plans should encourage the effective use of land that has been previously developed...Policy 2 para 8) and will retain existing employment opportunities. The Old School site at Itchingfield, in the hamlet of Itchingfield, will provide about 20 dwellings. Although it does not adjoin the BUAB, regeneration of this previously-used, and now abandoned and derelict, site will enhance the hamlet of Itchingfield.

6.3.8 Policies in relation to both these sites, and further details of the application of the assessment criteria, follows later in this Plan.

Land at Sumners Ponds

6.4.0 The **Sumners Ponds** site is situated adjacent to the south-western boundary of the Built-Up Area in Barns Green.

6.4.1. Sumners Ponds is a large commercial site. The land is used for fishing purposes in 5 lakes, around which are camping plots. There is a popular café/restaurant which is used by those staying on the site and by parish residents. Public rights of way cross the site in various locations. The land is also farmed with cattle and sheep in fields and barns. Part of the land is used for small light industrial purposes. Only a relatively small part of the site is put forward for development, the land being adjacent to Chapel Road. The proposed development site comprises a field, currently used for storage, a car park, farm buildings used for cattle accommodation and storage, and light industrial units.

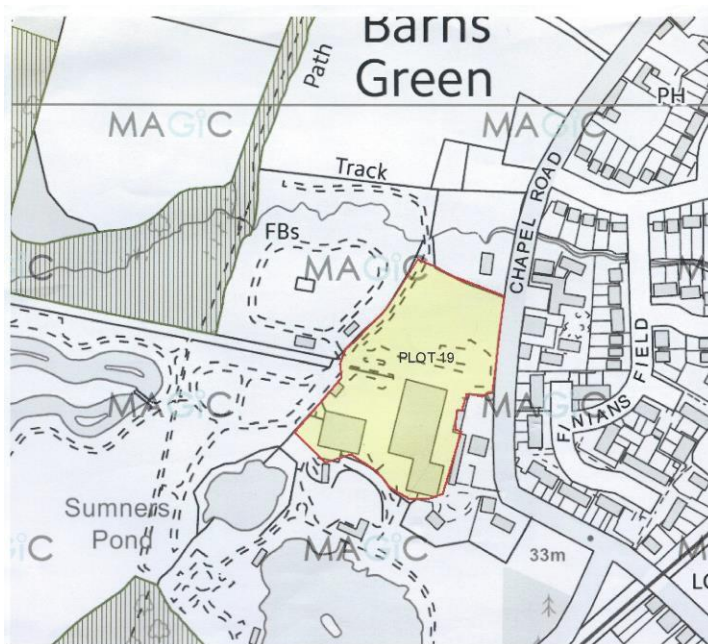
6.4.2 The site is within walking distance of the central amenities of the village (apart from the church at Itchingfield and railway station). The site upon which development is to take place is partially existing farm buildings and small light industrial units, and a large field ancillary to that use.



Summers Pond site looking north



Summers Pond site looking south-west



Map produced by MAGIC on 8 December, 2017.
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6.4.3. The industrial units will be replicated in the development. The existing commercial activities on the rest of the site will remain and employment opportunities will not be compromised.

6.4.4 The site was chosen on the basis that the preferred option presents sustainable development supported by a robust evidence base;

6.4.5 It is important that any development blends in to the existing character of the Barns Green village. Affordable housing must be a feature of the development to allow younger families to remain in, or move to, the village. Existing trees must be retained, both to allow the site to settle into the rural landscape and to continue to contribute to air quality. It is important that sight lines from the site entrance are expanded to ensure safe access and egress.

POLICY 9 – Sumners Ponds Site

The Plan allocates land at Sumners Ponds, Barns Green, for residential and commercial purposes.

Proposals for the development of the site will be supported subject to the following criteria:

- 1. Proposals provide for around 32 dwellings incorporating a mix of dwelling type and size to meet the needs of current and future households;**
- 2. The design positively responds to the prevailing character of the surrounding area;**
- 3. Proposals for the residential component of the site include affordable housing to development plan standards;**

- 4. Proposals should avoid the loss or damage of existing mature trees and hedgerows, and if demonstrated to be unavoidable, appropriate replacement or compensation should be incorporated into the design and layouts.;**
- 5. Proposals must demonstrate special regard for “Little Slaughterford” (on the northern boundary of the site) and its setting and/or any features or special architectural or historic interest which it possesses through sensitive design and boundary treatment;**
- 6. Proposals should incorporate measures to ensure that there is no contamination from the commercial element of the new development on neighbouring properties;**
- 7. Proposals ensure safe vehicle access and egress to and from Chapel Road, including adequate sightlines for emerging vehicles;**
- 8. The layout is planned to ensure proper and adequate access to existing sewerage infrastructure for maintenance and upsizing purposes;**
- 9. Proposals provide parking within the site to West Sussex County Council standards;**
- 10. The light industrial/commercial units shall not exceed 2000 square metres of ground space. The units shall not exceed eaves height of 4.5 metres and ridge height of 6.5 metres. The units shall be clad in natural material and shall have a pitched roof. The design and appearance of the units shall be in sympathy with the rural surroundings of the village. The units shall be no less than 25 metres from Chapel Road and 20 metres from any house.**
- 11. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with the Horsham Strategic Policy 9: Water Neutrality - Horsham District Local Plan (2023-2040)**

6.4.6. In the above Policy, the word “around” is intended to have the same meaning as in the Horsham District Planning Framework, namely as a guide figure that is plus or minus 10% of the figure quoted.

6.4.7. The Neighbourhood Plan must ultimately be in conformity with the adopted Horsham District Planning Framework, and thus should support sustainable transport within the parish and ensure that any planning applications that come forward for housing in the parish are in alignment with, and contribute to, any air quality mitigation strategy that may be developed by Horsham District Council, if the Local Plan HRA identifies one is required, before they are consented. To achieve this the following Policy is made:

Policy 9A

To conform with the overarching Horsham District Planning Framework and help reduce atmospheric pollution within the District, Itchingfield Parish Council will support developments that facilitate the use of sustainable transport modes, including walking, cycling, public transport and the use of electric vehicles. Developments could achieve this by improving connectivity with wider Public Right of Ways, enhancing accessibility of local green and blue infrastructure and providing electric vehicle charging points. Any emerging air quality mitigation approaches provided in the Horsham Local Plan will be supported.

6.4.8. The qualification on the design and scale of the light industrial units (Policy 9.9 above) represents IPC view that the units must be in keeping with the development and the surrounding housing. The qualifications shown above are accepted by the developer of the site as being reasonable. The height of the units as restricted above will ensure that the units do not greatly impose on the views enjoyed by houses opposite.

The Old School site, Itchingfield

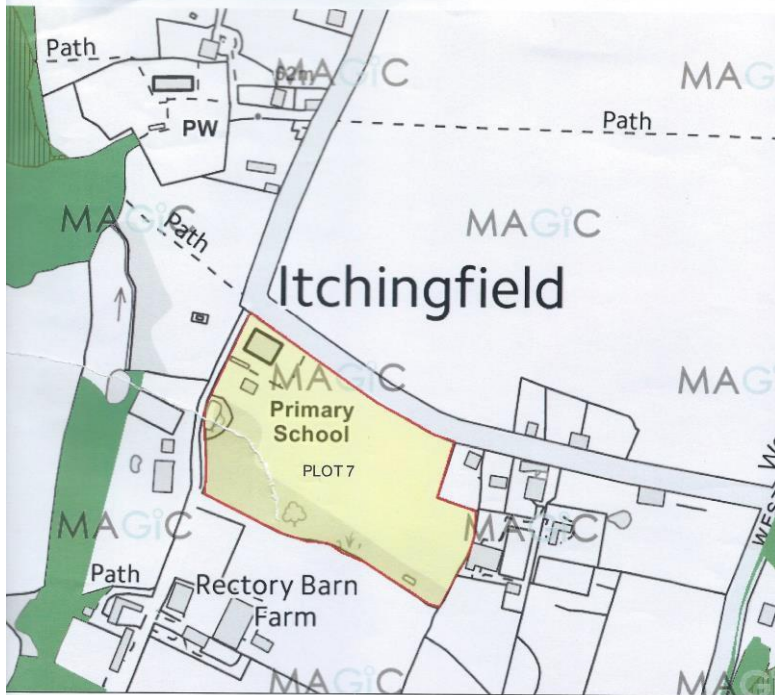
6.5.0 The **Old School** site is situated in the hamlet of Itchingfield. The site comprises the old school buildings (now redundant), the playgrounds and grounds of the school, and the school playing field.



Former school buildings



Former school playground



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Former school playing fields

6.5.1 The site is bordered on its southern edge by agricultural land and a small light industrial complex (screened by mature trees), and the land opposite its northern boundary is also agricultural. On the east lie some houses of Itchingfield hamlet and to the west are fields and woods, and the remaining houses of the hamlet. There is a public bridleway passing the western edge of the site, leading to Barns Green.

6.5.2 Reliance is placed on Policy 4 of the HDC Plan. The site is formally allocated for development in this Plan as:

1. It adjoins an existing settlement edge or existing settlement (the hamlet of Itchingfield);
2. The level of expansion is considered appropriate to the scale and function of the settlement;
3. The development is demonstrated to meet the identified local housing needs and/or employment needs or will assist the retention and enhancement of community facilities and services;
4. The impact of the development individually or cumulatively does not prejudice comprehensive long term development, in order not to conflict with the development strategy; and
5. The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.

6.5.3 Compliance with the provisions of Policy 4 is demonstrated as follows:

(a) The site adjoins, on the eastern side, existing houses in the hamlet of Itchingfield, as can be seen on the plan above. The southern boundary is of trees and bushes which screen the light industrial complex of Rectory Barn Farm.

(b) The site, which will provide about 20 dwellings (including “affordable houses”) will expand the housing numbers in the hamlet, but will still mean that the hamlet of Itchingfield remains a small, rural hamlet.

(c) The site will contribute to the overall housing need of the parish, providing about 20 of the required 61 dwellings.

(d) Developing this site will not in any way prejudice further long-term development, as it is likely that any such development will be in Barns Green rather than Itchingfield.

(e) The development will be within a “defensible boundary” with minimal effect on the landscape.

6.5.4. An important feature of the selection of this site is that if the site is not developed it will remain derelict, providing a negative aspect to the otherwise attractive hamlet of Itchingfield. If suitably and sustainably developed, the hamlet of Itchingfield will be enhanced and the new houses will contribute to the vitality of the area. The proposed redevelopment represents sustainable development, and will help to sustain and maintain the parish and the community in which it will sit.

6.5.5. The old school buildings have little or no architectural merit, such as would demand renovation, and consist of an amalgamation of

additions to the core schoolhouse, added over the years. The school has sentimental value to those still living in the village who were educated there, but does not lend itself to remodelling as a residential unit, and having been empty for years is damp, neglected and derelict.

6.5.6 Selection of this site represents sustainable development and is an appropriate strategy for the parish.

6.5.7, The site is very near the church and much nearer the railway station than Barns Green. The new residents of the proposed development will have close links to transport solutions to the wider area of the south-east and the proposal will support the vitality and viability of Itchingfield hamlet.

6.5.8 IPC feels that development of this site will not compromise the Conservation Area around the church or any other heritage assets.

6.5.9 It is recognised that any development on this site must take account of the rural location of the site, and the design and (in many cases) antiquity of the surrounding houses. The site, in its position in Itchingfield hamlet, lends itself to houses of high-quality design and construction with larger plots.

6.5.10. It is worthy of note (but forms no part of the reasons for selecting this particular site) that in feedback from residents after the sites exhibition, the overwhelming majority of residents who expressed a view wanted this derelict site to be developed.

POLICY 10 – Old School site, Itchingfield

The Plan allocates land at the Old School site, Itchingfield, for residential purposes.

Development proposals for the residential development of the site will be supported subject to the following criteria:

- 1. Proposals provide for around 20 dwellings incorporating a mix of dwelling type and size to meet the needs of current and future households;**
- 2. The design positively responds to the prevailing character of the surrounding area, having particular regard to the setting of Itchingfield Conservation Area to the north of the site, and Itchingfield House to the south-west of the site;**
- 3. Proposals include affordable housing to development plan standards;**
- 4. Proposals allow for the retention of existing mature trees and hedgerows on the southern boundary;**
- 5. Proposals ensure safe vehicle access and egress to and from Itchingfield Road, including adequate sightlines for emerging vehicles;**
- 6. The layout is planned to ensure proper and adequate access**

- to existing sewerage infrastructure for maintenance and upsizing purposes;
7. Proposals provide car parking within the site to West Sussex County Council standards.
 8. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with the Horsham Strategic Policy 9: Water Neutrality - Horsham District Local Plan (2023-2040)

6.5.10. In the above Policy, the word “around” is intended to have the same meaning as in the Horsham District Planning Framework, namely as a guide figure that is plus or minus 10% of the figure quoted.

6.5.11 The Neighbourhood Plan must ultimately be in conformity with the adopted Horsham District Planning Framework, and thus should support sustainable transport within the parish and ensure that any planning applications that come forward for housing in the parish are in alignment with, and contribute to, any air quality mitigation strategy that may be developed by Horsham District Council, if the Local Plan HRA identifies one is required, before they are consented. To achieve this the following Policy is made:

Policy 10A

To conform with the overarching Horsham District Planning Framework and help reduce atmospheric pollution within the District, Itchingfield Parish Council will support developments that facilitate the use of sustainable transport modes, including walking, cycling, public transport and the use of electric vehicles. Developments could achieve this by improving connectivity with wider Public Right of Ways, enhancing accessibility of local green and blue infrastructure and providing electric vehicle charging points. Any emerging air quality mitigation approaches provided in the Horsham Local Plan will be supported.

Windfall Development

6.6.0 The National Planning Policy Framework defines windfall development as “sites not specifically identified in the development plan”. Paragraph 68 of the NPPF acknowledges small and medium sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

6.6.1 In addition, guidance advises that in order to promote the development of a good mix of sites local Planning Authorities should

“support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes”.

6.6.2 Policy 3 of the Horsham District Planning Framework (HDPF) confirms that development will be permitted within towns and villages which have defined built-up areas. Furthermore it confirms that any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy.

6.6.3 Barns Green is identified as a medium village in the settlement hierarchy. The built-up area boundary (BUAB) has a strong history of delivering windfall development. In accordance with the NPPF, IPC wishes to plan positively to meet the overall indicative housing number for the parish. On this basis, and in line with Policy 3 of the HDPF, IPC wish to support windfall development within, or adjacent to, the BUAB of Barns Green. This approach will positively facilitate the delivery of further housing in the parish in addition to that to be delivered through the proposed allocations of residential units at Sumners Ponds (Policy 9) and the Old School site (Policy 10). The approach will enable IPC positively to deliver the indicative housing number of 61 units over the Plan period.

6.6.4 In order to ensure that there is no “double counting” for the purposes of monitoring in relation to recording the wider windfall allowance for the District, once 9 units have been delivered through the windfall allowance policy it follows that further windfalls to come forward would contribute to the wider District allowance and be recorded accordingly. 9 units is the residual number of windfall units to deliver the indicative number of 61 units required by HDC. Around 32 units will be delivered at Sumners Ponds and around 20 units will be delivered through the Old School site.

Policy 11 - Windfall Development

Development proposals for residential development on unidentified sites within the Built-Up Area Boundary will be supported where they:

- (a) are proportionate in scale;**
- (b) relate positively in design terms to the character of the area; and**
- (c) avoid unacceptable harm to the amenity of any existing dwelling on the site and to nearby properties.**

All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with the Horsham Strategic Policy 9: Water Neutrality - Horsham District Local Plan (2023-2040)

Design

6.7.0. Any development within the parish must sit comfortably within the rural character of the parish. The following section deals with the broad design criteria that new buildings will be expected to follow (in addition to the specific requirements set out above in relation to the two selected development sites).

6.7.1 Paragraph 124 of the NPPF states:

“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

Paragraph 127 states:

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation nor change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

6.6.2 The parish has a number of very old, listed buildings. These were largely constructed from timber with wattle and daub, or brick, infill. Roofs are of local stone or tiles.

6.6.3. Later buildings are Victorian or Edwardian. These are constructed of brick and are of conventional design, some being cement-rendered. Some have partial tile hanging on upper walls. Roofs are of tile.

6.6.4. Barns Green has a large collection of houses built just after World War II – these are in the Hordens, Saltbox close and Peskett Close. Construction is of brick with tiled roofs and the design is typical of the period.

6.6.5. Barns Green has a quantity of houses built in the 1960's and 1970's. Again, construction is of brick with tiled roofs, and the design reflects the time of construction.

6.6.6. In 2015 the Ashmiles estate was built in Barns Green. Most houses are brick-faced, although some have clapboard or tile hanging. The construction of the estate sits comfortably with the surrounding houses, being of conventional, although modern, design.

6.6.7. Itchingfield hamlet has its conservation area, a collection of ancient houses, many of which are timber-framed. In Itchingfield Lane the houses are Victorian or Edwardian, and are of imposing brick construction.

6.6.8 Bashurst Hill contains houses mainly constructed in the 20th century, again mostly of brick construction with tiled roofs. Houses in Bashurst Hill tend to be larger than those in, say, Barns Green.

6.6.9 It will be seen from what has been said above that the design character of the parish is largely, if not exclusively, conventional and this pattern of development allows the buildings to sit comfortably into the rural landscape that is precious to those who live in the parish.

6.6.10 It would be inappropriate to allow construction of houses that, by their design or construction material, clashed with the existing character of the parish. This might be thought to be over-conventional, or discouraging of innovation, but new development cannot be allowed to disturb, visually, the rural character of the parish. The design of the Ashmiles estate is an example of how modern construction materials and design can sit comfortably into the existing surroundings.

6.6.11 That having been said, it is very important that any new dwellings in the parish utilise modern, energy-saving construction methods and renewable energy technology. Solar heating and solar energy panels ought to be incorporated into new design, provided that such technology is made as visually unobtrusive as possible and does not detract from the desire that new buildings should blend into the surrounding landscape and sit comfortably with existing dwellings.

6.6.12 What follows, in Policy 12, must be read in conjunction with what is said above, to guide potential developers in their choice of design and materials used.

POLICY 12 – Design parameters

As appropriate to their scale, nature and location development proposals will be supported where their character and design meets the following criteria:

- 1. Are of high-quality design and layout;**
- 2. Contribute positively to the private and public realm to create a sense of place;**

- 3. Respect the character and scale of the surrounding buildings and landscape;**
- 4. Protect open spaces and gardens that contribute to the character of the area;**
- 5. Protect the identity and character of Barns Green and Itchingfield;**
- 6. Do not cause unacceptable harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security;**
- 7. Create safe, accessible and well connected environments**
- 8. Protect existing landscape features and contribute to the parish's Green Infrastructure network;**
- 9. Incorporate the use of local materials which are appropriate to the existing housing stock; and**
- 10. Positively respond to the local vernacular character of the parish.**

Sustainable Design

6.8. The future must, to remedy the effects of global warming and man's impact on the planet, concentrate on energy-efficient solutions in all aspects of human life, and any building development must therefore seek to utilize the latest development in low-energy living.

POLICY 13 – Sustainable Design

Development proposals should seek to improve the sustainability of development.

Development proposals should, where practicable and subject to other policies in this Plan, incorporate the following measures:

- (a) Electric car charging points**
- (b) Solar panels of appropriate and unobstructive design.**
- (c) Solar heating panels, ground- and air-source heat systems**

Housing Mix

6.9.0 It is important, for the sustainability of the parish, that any developments contain a mix of housing for families and individuals of all ages. It is important that older residents should be able to remain in the parish (should they wish to do so) by having accommodation suitable to their needs. Younger first-time buyers ought to be able to live in the parish. Policy 14 takes a general approach to this matter. Two principal development sites are identified in Policies 9 and 10 of this Plan. In the

case of those sites the delivery of houses and their sizes will also need to address the criteria in the relevant Policy.

6.9.1 Although the housing mix of existing stock is of individual houses, looking to the future the provision of “apartment” dwelling is likely to be necessary or appropriate. Provided that any apartment development sits comfortably within the existing character of the parish, such development would be supported.

Policy 14 - Housing Mix

Development proposals should provide a mix of predominantly one, two, three, bedroom houses, subject to any particular development needs of the site concerned.

AIM 4 - Housing mix - apartments

IPC will support the provision of one or two-storey detached, semi-detached flatted development or terraced houses in the parish, subject to compliance with other Policies and Aims in this Plan.

Where development proposes flatted development accommodation, IPC will support the provision of such flats, subject to compliance with other Policies and Aims in this Plan.

Car Parking

6.10 Every house in the parish is likely to have at least one car for use by its resident(s). Many will have more than one car, and this creates an issue for on-street parking both outside or near the house and in the centre of the Built-Up Area. It is therefore vital that, in relation to any further housing development, that cars are parked off the roads servicing the development.

POLICY 15: Parking Provision

Development shall include provision of off-road parking for residents of, and visitors to, the development in compliance with West Sussex County Council requirements.

Traveller Sites

6.11.0 There are two residential traveller sites within the parish.

6.11.1 Kingfisher Farm is a site for 11 pitches; this site was the subject of prolonged litigation recently when the number of permitted “pitches” was exceeded. This site is scheduled to close in compliance with the decision of Planning Inspector Lewis dated 17th September 2018 but at the time of publication of this Plan the site is still occupied. This Plan is drafted on the basis that the site will be cleared in accordance with the decision of Inspector Lewis.

6.11.2 Greenfield Farm, in West Chilton Lane is a smaller site, currently restricted to familial use and licenced for 10 pitches plus 4 touring caravans. There is an application by the occupier to alter this designation to “commercial use”. There are currently 7 pitches in use at this site.

6.11.3 in 2011 and in 2018, Planning Inspectors dealing with planning appeals have concluded that the urbanising effects of caravans in Kingfisher Farm detracts from the intrinsic open character of the countryside and consequentially gives rise to landscape harm. Importantly, the 2018 Inspector noted that the presence of caravans at Greenfield Farm does not justify further development at Kingfisher Farm to the immediate north. To the contrary, she found that “containing the area of caravan site development and maintaining settlement patterns and quiet rural character assume greater importance”. Inspector Lewis therefore declared that the Kingfisher Farm site must be vacated and cleared by the end of November 2019.

6.11.4 It follows that the expansion of the Greenfield Farm site or the allocation of further sites within the Parish would give rise to landscape harm contrary to Policy 23(e) HDPF and would not amount to a suitable scale of development appropriate to the countryside location in accordance with Policy 26 HDPF.

6.11.5 Paragraph 13 Planning Policy for Traveller Sites 2015 (PPTS) provides that traveller sites must be sustainable and paragraph 103 NPPF provides that significant development should be focused on locations which are or can be made sustainable. The reliance on the private car to access services, facilities and employment from both sites is noted as a negative effect counting against both sites in the Sustainability Appraisal. Further development for gypsy, traveller and/or travelling showpeople pitches would therefore give rise to a greater conflict with this policy objective.

6.11.6 Paragraph 14 PPTS provides that when assessing the suitability of sites in rural or semi-rural settings such as this Parish, the scale of sites should not dominate the nearest settled community. Barns Green is classified as a “medium village” within Policy 3. Whilst it has some facilities, it is reliant on larger settlements to meet the full range of its

needs through planning permissions and the emerging Horsham District Council Gypsy, Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document (DPD) (December 2017)

6.11.7 The principle of occupation of Greenfield Farm has been established for gypsy and traveller accommodation. The envisaged scale of use through the draft DPD, which includes occupation of Kingfisher Farm, is unacceptable. The draft DPD has been superseded by the 2018 planning appeal decision, terminating Traveller occupation at Kingfisher Farm.

6.11.8 The draft DPD seeks to concentrate accommodation for Gypsy, traveller and travelling showpeople in Itchingfield and the adjacent parish of Slinfold. The 2011 Census revealed that, with the exception of Slinfold, Itchingfield Parish accommodated the most travellers of any other settlement in the same “medium village” tier of the settlement hierarchy. Many other Parishes in the same tier, such as Cowfold and Warnham had none and Ashington and West Chiltington only had 1 and 3 respectively.

6.11.9 The avoidance of adverse effects on services and facilities as well as successful integration of traveller communities into the local settled community can be achieved by considering sites elsewhere within the same tier of the settlement hierarchy should the need ever arise. Community cohesion within the district is better addressed by the integration of smaller communities of Gypsy, Traveller and Travelling Showpeople across a larger number of sites across the entire Horsham district and, indeed, West Sussex as a whole.

6.11.10. HDC has not set any targets for increased pitch numbers under the PPTS, save in the draft DPD which is under review.

6.11.11 Traveller sites currently are spread over the Horsham District and the draft DPD is under review.

6.11.12 For that reason the following Aim is included in this Plan. The Aim will be reviewed in the light of the any revisions made to the Horsham District Planning Framework.

Aim 5 – Traveller Sites

Save as for 10 pitches (together with touring 4 caravans) at Greenfield Farm, West Chiltington Lane, Barns Green, Itchingfield, and 11 pitches at Kingfisher Farm, West Chiltington Lane, Barns Green; any suggested need for further, or fewer, pitches or additional caravans within the parish will be looked at again when the review of the draft Horsham District Council Gypsy, Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document (DPD) (December 2017) is available.

All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the

development. All proposals should look to be compliant with the Horsham Strategic Policy 9: Water Neutrality - Horsham District Local Plan (2023-2040)

Evidence base

- Emerging Horsham District Council Gypsy, Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document (DPD) (December 2017)
- Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document Sustainability Appraisal (November 2017)
- Kingfisher Farm Decision Letter (17 September 2018) (APP/Z3825/C/16/3153910 &c.)
- Kingfisher Farm Decision Letter (19 December 2011) (APP/Z3825/A/11/2150329)

Chapter 7

Water Neutrality and New Development

7.1 Water is an essential resource and has a critical part to play in providing ecosystem services, contributing to the overall health of the population and enabling development needs to be met.

7.2 Horsham District lies within the Sussex North Water Resource Zone (WRZ). This WRZ is supplied from groundwater abstraction, from the Folkestone bed of the Lower Greensand/Wealden Greensand semi-confined aquifer, close to Pulborough. As well as covering Horsham District, the WRZ covers part of Arun District, Crawley Borough, Chichester District and Mid Sussex District, including areas located in the South Downs National Park. Within the WRZ, water is mains distributed by Southern Water.

7.3 The abstraction site is located on the River Arun close to a group of nature conservation sites, known as the Arun Valley Sites, that are nationally or internationally designated as a Special Areas of Conservation, Special Protection Area, and Ramsar Site for their rare and protected habitats. On 14 September 2021, local planning authorities covered by the WRZ received a Position Statement from Natural England. This explained that it could not be concluded that extraction was not having an impact on the Arun Valley Sites and that development must not add to this impact. Given the high level of regulatory protection afforded to the Arun Valley Sites as a result of their designation, this requires local planning authorities to demonstrate that development plan documents or planning decisions will not have an adverse effect on the sites. To provide the necessary certainty, the most feasible approach is for development to be water neutral (i.e. not increase the demand for water above current rates of abstraction).

7.4 In order to ensure that water supplies can be maintained and the environment protected, the affected local authorities have worked with consultants, Natural England, Southern Water, the Environment Agency and others to produce a Water Neutrality Strategy. In order to deliver new development, the Strategy outlines why and how all new development must be highly water efficient to contribute to achieving water neutrality. This means that all development will need to be designed to achieve water efficiency standards above the requirements set by the optional requirements in Building Regulations – new residential development will be required to use no more than 85 litres per person per day and non-residential buildings required to achieve 3 credits within the BREEAM water issue category. This may include incorporating a range of measures, such as greywater recycling and rainwater harvesting into the design of new development, and fitting water saving fixtures such as flow regulators, low flush toilets, low volume baths, aerated taps and water efficient appliances (in particular, washing machines and dishwashers).

7.5 The Water Neutrality Strategy shows that water efficient design will not be sufficient alone to achieve water neutrality, as new development would still increase the demand for water above existing levels. As a consequence, this additional demand will need to be offset

against existing supplies. It is envisaged that this will be achieved through demand management savings identified in Southern Water's Water Management Plan, together with measures to be identified in a joint local authority-led Sussex North Offsetting Water Scheme (SNOWS) being prepared. Achieving high level of water efficiency will enable the SNOWS to provide necessary offsetting more effectively, thereby reducing offsetting costs and ensuring viability for all development within the WRZ. Those using the SNOWS to offset water will buy in to the scheme at a level to ensure that their development achieves water neutrality.

7.6 The Water Neutrality Strategy evidence that the amount of development proposed in this Local Plan and in Local Plans of the other affected authorities would not increase abstraction at Pulborough and thus, would not negatively impact on the Arun Valley Sites. Recognising that offsetting capacity in SNOWS will be limited, access will be managed by the authorities to ensure that there is sufficient capacity in SNOWS to demonstrate water neutrality in schemes that are approved. The authorities (Chichester District Council, Crawley Borough Council, Horsham District Council, Mid Sussex District Council, South Downs National Park Authority and West Sussex County Council) will publish and keep regularly updated a Scheme Access Prioritisation Protocol (SAPP) to show how access to SNOWS will be managed. Infrastructure necessary to support planned growth, such as schools, will be prioritised in the SAPP.

7.7 Applicants will have to demonstrate that their scheme is water neutral within a water neutrality statement submitted as part of any application within the WRZ. Horsham District Council, together with its local authority partners, will seek to provide additional guidance to further assist applicants with water neutrality statements. Should applicants not seek to utilise SNOWS, the key principles of water efficient design and offsetting the additional demand created remain. Applications should also supply full details of the offsetting that their development would rely upon and demonstrate certainty of delivery of alternative offsets. For connection to an alternative water company, this could be achieved by confirming that the alternative water company has sufficient capacity and will take on supply to the development. For a private supply borehole or other source of supply, this will require evidence that sufficient water supply is available to meet demand arising from the proposed development, and demonstrating with certainty that the alternative supply source does not impact upon the Arun Valley sites.

7.8 It is expected that offsetting will be provided prior to occupation of new development and this will be enforced by conditions. Offsetting schemes can occur in any part of the WRZ, with the exception of the Bramber/Upper Beeding area identified in the HDC Policies Map – unless the development is also proposed in this area. This is as water in this part of the WRZ is usually provided by a water source other than the Pulborough abstraction site.

Water Stress

7.9 Much of the South East, including Horsham District, is designated as an “area of serious water stress” by the Environment Agency, with demand for water exceeding supply. In the event that the requirement for development to be water neutral is no longer required, residential development should continue to be water efficient and will instead be required to meet the optional requirement as identified in Part G of the Building Regulations and be designed to utilise no more than 110 litres per person per day. This has been a requirement in Horsham District since the adoption of the Horsham District Planning Framework in 2015.

7.10 To meet the legal requirements placed on HDC any Neighbourhood Plan must be able to show that it will not have a negative impact on the protected sites in the Arun Valley. Without considering Water Neutrality, any Neighbourhood Plan would not meet the Basic Conditions. It should be noted further modifications made and agreed to Strategic Policy 9 in the HDLP as a result of the Local Plan Examination will be considered as the primary policy and should be considered as such when addressing issues relating to Water Neutrality.

7.11 It follows, therefore, that all development within the Itchingfield Neighbourhood Plan area will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. Itchingfield Neighbourhood Plan is fully supportive in the implementation of water neutrality policies which are in alignment with the Horsham District Local Plan (2023-2024) in order to protect the Arun Valley SAC/RAMSAR.

Policy 16: Water Neutrality

1. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. This is to be achieved by ensuring that:

Water Efficient Design

- a) New residential development is designed to utilise no more than 85 litres of mains supplied water per person per day;**
- b) New non-domestic buildings to achieve a score of 3 credits within the water (WAT01 Water Consumption) issue category for the BREEAM Standard or an equivalent standard set out in any future update; and**

Offsetting Water Use

- c) Development proposals must demonstrate that having achieved water efficient design, any mains-supplied water use from the development is offset such that there is no net increase in mains-supplied water use within the WRZ compared with pre-development levels.**

Water Neutrality Statement

2. A water neutrality statement will be required to demonstrate how policy requirements have been met in relation to water efficient design and offsetting. The statement shall provide, as a minimum, the following:

- a) baseline information relating to existing water use within a development site;**
- b) full calculations relating to expected water use within a proposed development; and**
- c) full details of how any remaining water use will be offset.**

Offsetting Schemes

3 A local authority-led water offsetting scheme will be introduced to bring forward development and infrastructure supported by Local and Neighbourhood Plans. The authorities will manage access to the offsetting scheme to ensure that sufficient water capacity exists to accommodate planned growth within the plan period.

4 Development proposals are not required to utilise the local authority-led offsetting scheme and may bring forward their own offsetting schemes. Any such development proposals will need to have regard to the local authority-led offsetting scheme and associated documents.

5 Offsetting schemes can be located within any part of the Sussex North Water Resource Zone, with the exception that offsetting will not be accepted within the Bramber/Upper Beeding area identified in the Policies Map, unless the application site is located within the Bramber/Upper Beeding area.

Alternative Water Supply

6 Where an alternative water supply is to be provided, the water neutrality statement will need to demonstrate that no water is utilised from sources that supply the Sussex North WRZ. The wider acceptability and certainty of delivery for alternative water supplies will be considered on a case-by-case basis.

Area of Water Stress

7 Should the need to demonstrate water neutrality no longer be required, new residential development must be designed to utilise no more than 110 litres of mains supplied water per person per day, as per the Building Regulations optional requirement for tighter water efficiency. *For non-domestic buildings, the minimum standards from BREEAM "Excellent" within the Water category will apply.* Should tighter national standards be introduced during the Local Plan period applicable for areas of serious water stress, they will be applied.

Chapter 8

Economy

8. The contents of this section are to address the following strategic policy:

- 1. To continue the commercial activities within the parish, for the benefit of ourselves and surrounding communities;**
- 2. To improve and enhance the infrastructure of the parish;**
- 3. To continue to support the facilities for the social life of the parish.**

Introduction

8.1.0 This chapter deals with the economic activity in the parish and the desire of the Parish Council to encourage more such activity, subject to the intention to retain the rural character of the parish.

8.1.1 The Census data from 2011 indicates that the 'economically active' residents of the Parish are more likely to be 'white-collar' workers in 'professional' jobs, that work from home or commute to London, than the District and National average.

8.1.2 This is reflected in the general absence of large areas of employment floorspace in the Parish, and a lack of demand for such provision in the results of surveys undertaken as part of the preparation of the Plan.

8.1.3 However, there are a number of vibrant and successful economic ventures within the parish, and it is hoped that these will flourish and contribute to the life of the parish.

8.1.4 In particular, Sumners Ponds is a successful tourism asset as well as providing a service to the parish residents through the Café on the lake. The Village Shop is a vital service for residents, and the Queen's Head pub provides a central hub. Mention must also be made of Muntham House School, situated in Barns Green. This is a specialist school for boys who have challenging behaviour and is one of the leading specialist schools in the country. Although not part of the educational provision in the parish, it is an important local employer and an institution of which the residents are proud.

8.1.5 Surrounding the village of Barns Green, and the hamlet of Itchingfield, are many equestrian businesses and flourishing farms.

8.1.6 In the responses made to the Household Survey, 35 people indicated that they worked within the parish. Given the 41% response, it could be concluded that around 85 people work within Itchingfield parish boundaries.

8.1.7 Because these businesses are a part of the overall life of the parish, development cannot be allowed to prejudice their continued success.

8.1.8 To that end IPC will seek to support HDC by following Policy 10 in the HDPF, which states:

Sustainable rural economic development and enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities. In the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported in principle. Any development should be appropriate to the countryside location and must:

1. Contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside; and either

- (a) Be contained wherever possible within suitably located buildings which are appropriate for conversion or, in the case of an established rural industrial estate, within the existing boundaries of the estate; or*
- (b) Result in substantial environmental improvement and reduce the impact on the countryside particularly if there are exceptional cases where new or replacement buildings are involved. New buildings or development in the rural area will be acceptable provided that it supports sustainable economic growth towards balanced living and working communities and criteria a) has been considered first.*

2. Demonstrate that car parking requirements can be accommodated satisfactorily within the immediate surrounds of the buildings, or an alternative, logical solution is proposed.

Proposals for the conversion of rural buildings to business and commercial uses will be considered favourably over residential in the first instance.

POLICY 17 – Small-Scale Businesses

Development proposals which enable the development of, or expansion of, small-scale businesses will be supported where:

- a) they are located within the Built-Up Area Boundary; OR**
- b) contained within existing buildings; OR**
- c) are on previously-developed land.**

Such business development must be shown to be viable, sustainable and likely to benefit the local economy.

The provision of viable small business premises or retail properties within new developments will also be supported where economically sustainable and in accordance with this policy.

In addition, development proposals will be supported where development:

- d) does not involve the loss of dwellings unless the benefit outweighs the loss;**
- e) proposals are in keeping with the character and vitality of the**

**local area;
c) proposals respect local residential amenity; and
d) proposals would not have an unacceptable impact on the local road network.**

In this Policy, “small-scale” means a business operated by, or employing, less than 5 persons and which business can operate from a space up to 1000 sq m

All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with the Horsham Strategic Policy 9: Water Neutrality - Horsham District

Chapter 9

Transport

Introduction

9.1.0 This chapter deals with transport issues that concern the residents of the parish and includes a number of Aims that they would want developers and others to address for the vitality of the parish.

9.1.1 Preventing excess traffic, and indeed traffic issues generally, often lie outside the scope of a Neighbourhood Plan, However, insofar as this Plan can, control will be exercised, and support offered, for the regulation of traffic flow through the parish. This Plan includes a section on transport issues because public consultation has shown that these issues are held to be of great importance to residents of the parish.

9.1.2 The growth of housing provision and economic activity in the parish will inevitably give rise to an increase in traffic through the parish. The principal road through the centre of Barns Green is, in one section, partially obstructed by cars whose owners are visiting the village shop, effectively making that section of Chapel Road a single-track carriageway.

9.1.3 The road through Itchingfield hamlet is narrow. It is manageable if drivers take care – an increase in traffic through Itchingfield will exacerbate the current problem.

9.1.4 The parish is served by one public bus route; at the time of writing the frequency of buses has been reduced and the parish has been left with a poor, but fortunately still-existing, bus service.

9.1.5 The following Aims are included to ensure that developers understand the difficulties that further development will cause.

Footpaths

9.2.0 The parish has many public footpaths winding through the fields and woods. These footpaths are used extensively by residents of the parish, and visitors, for recreation and greatly enhance the rural character of the parish. It would be detrimental to the rural character of the parish if these footpaths and bridleways were to be compromised by development.

9.2.1 Where existing rights of way or other features are currently bordered by hedgerows, it would not be acceptable to replace these hedgerows with walls or fences. This is because hedges are important to wildlife (including nesting birds and hedgehogs, for example) but hedges contribute to the rural feel of the parish, a feel that would be reduced by walls or fences.

AIM 6: Public Rights of Way

IPC will support development which does not encroach upon, or interfere with, established public rights of way.

Where rights of way, green spaces and other natural features are currently bordered by natural hedgerows it will not be acceptable to replace such hedgerows with fences or walls.

If this is, in all the circumstances of the development proposal, impossible to achieve, the issue of mitigation and/or compensation shall be addressed.

Bus services

9.3 Barns Green and Itchingfield are served by a bus service, to and from Horsham (going north) and to and from Storrington (going south). The bus service is infrequent and timed at inconvenient periods. It will be an aim of the parish council to try and improve this public transport service, to serve the needs of residents of the parish.

AIM 7 – Bus transport

IPC will support development proposals which provide convenient access to public bus transport, subject to compliance with other policies in the INP.

Parking

9.4 Street parking in some parts of the village has occasionally caused difficulties for public service vehicles to gain access. Any new development must take these potential difficulties into account when designing off-street parking, and road widths.

AIM 8 – Access for emergency vehicles

IPC will support development proposals which provide sufficient unimpeded access for emergency and public-service vehicles both within the development and immediately leading to the development.

Pedestrian pavements

9.5 Many roads through the parish do not have footpaths allowing pedestrian traffic to walk other than on the roadway. Whereas this does enhance the rural character of the parish, the safety aspect for pedestrians cannot be ignored. Any new development must take this issue into account.

Aim 9 - Pedestrian pavements

IPC will support development proposals which include the provision of pedestrian pavements allowing safe passage for pedestrians past and through the development. The footpaths should be treated with suitable surfacing materials that reflect the rural character of the district. Black tarmac for both footpaths and roads should be avoided.

Construction traffic

9.6 It is inevitable that construction work for any new development will involve an increase of road traffic, and the passage of heavy vehicles through the parish. Those in charge of any development must ensure that construction traffic is routed into the parish along the least-disruptive routes and that busy traffic times are, as far as practicable, avoided.

Aim 10 - Increase of traffic

IPC will not support development proposals which would result in significant increases in traffic movements which have a disproportionately adverse effect on the Parish as a whole or on the locality surrounding the development.

Chapter 10

Monitoring and Review

10.1 The Plan will provide a planning framework for the parish. Following the Regulation 14 Pre-submission consultation, the Plan will undergo further public consultation managed by HDC. It will also, in due course, be the subject of an independent examination and, if successful, will be the subject of a Referendum. The Itchingfield Neighbourhood Plan (INP), once “made”, will become part of the Development Plan for the District. It will be used by HDC officers as a guide to development in the parish up to 2031.

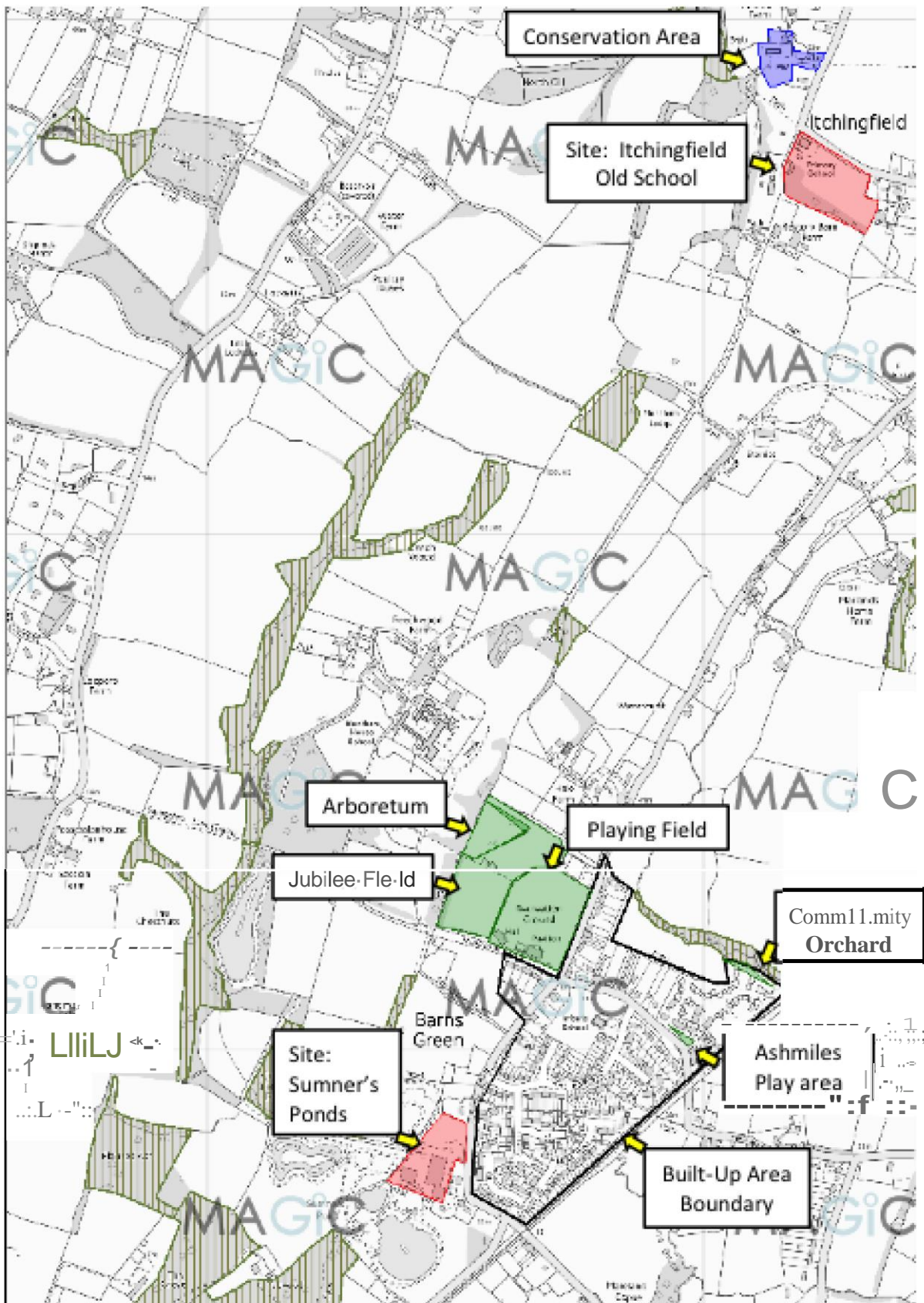
10.2 The preparation of the INP is taking place within the context of a revised NPPF and at a time when HDC is working on a review of the Local Plan. The revised NPPF now requires Local Authorities to calculate housing need based on a standard methodology. HDC has advised that this will lead to increased housing requirements for the District in the future, which will need to be planned for in the HDC Local Plan Review. In addition, Local Authorities are now required to set out housing requirements in their Local Plans for Designated Neighbourhood Plan Areas.

10.3 HDC has confirmed that the Local Plan Review process has commenced, with work taking place on a number of evidence-based studies. The outcome of this work will be used to help inform a Preferred Strategy for the new Plan. This will set out, for consultation, a draft strategy for the future which will be designed to ensure that the District continues to be able to meet its development needs. It will also identify potential development locations and the number of houses that neighbourhood planning may be expected to provide.

10.4 In this context, HDC has asked the Parish Council to confirm its commitment to undertake a review of the INP in order to take account of any revised housing numbers which are allocated to the parish in the Local Plan Review. The Itchingfield Parish Council confirms its commitment so to do. As part of this process the Parish Council will monitor the delivery of the two sites allocated in the Plan and the delivery of windfall sites. The Parish Council will assess the need for a review of the Neighbourhood Plan within 6 months of the adoption of the emerging Horsham District Local Plan. As part of this process, it will consider the way in which windfall sites are assessed in terms of their contribution to the strategic housing target for the District in the emerging Local Plan.

Chapter 11

Policies Maps



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Chapter 12

Evidence Base

Evidence Base

1. Localism Act 2011.
2. A Plain English Guide to the Localism Act -November 2011.
3. National Planning Policy Framework -March 2012
4. National Planning Policy Framework 2018
5. National Planning Policy Framework 2019
6. Statutory Instruments 2012 No.637, The Neighbourhood Planning (General) Regulations 2012.
7. National Planning Practice Guidance-March 2014.
8. HDC Landscape Character Assessment -October 2003. HDC PPG17 Assessment -May 2005.
9. HDC Settlement Sustainability and Greenfield Site Allocation in the Horsham Local Development Framework Final Report -September 2005.
10. HDC Assessment of Development Viability and Impact of Affordable Housing Policy-June2005.
11. HDC Defined Town and Village Centre Boundaries Background Document-September2006.
12. Horsham District Council (HDC) Core Strategy & SA/SEA- February2007.
13. HDC Strategic Flood Risk Assessment Final Report-June2007.
14. HDC Planning Obligations SPD –June 2007.HDC Sustainability Appraisal and Strategic Environmental Assessment -November 2007.
15. Horsham District Local Development Framework –Site Specific Allocations of Land & SA/SEA –November 2007.
16. HDCGeneralDevelopmentControlPoliciesDevelopmentPlanDocument-December 2007
17. HDC Horsham District Council-Play Strategy-2008.
18. HDC Planning Obligations SPD 2008-2009 Annexes-2009. HDC Facilitating Appropriate Development SPD –May 2009
19. HDC Acting Together on Climate Change, A Strategy for the Horsham District -June 2009.
20. HDC All our Futures: Sustainable Community Strategy 2009 -2026 –July 2009.
21. HDC Leading Change in Partnership to 2026 and Beyond, Issues and Options –September 2009.
22. HDC Sustainability Appraisal and Strategic Environmental Assessment/Equalities Impact Assessment/Health Impact Assessment of the Core Strategy Review Consultation
23. HDC Strategic Flood Risk Assessment Final Report -Revised -April 2010.
24. HDC Locally Generated Needs Study Final Report-April 2010.
25. HDC Infrastructure Study -May 2010.HDC Affordable Housing Viability Study Final Report -August 2010.
26. HDC Horsham District –Draft Interim Statement –January 2011.
27. HDC Horsham District-Draft Sustainability Appraisal of the Draft Interim Statement –January 2011.

28. HDC Horsham District Plan 2011-2015-Promoting a Better Quality of Life –February 2011.
29. HDC Visioning Horsham –February 2011.
30. HDC List of Locally Important Historic Buildings 2010 –February 2011.
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32. HDC Locally-Generated Needs Study Update: Final Report- December 2011.
33. HDC How Much Housing Does Horsham Need? Sustainability Appraisal Scoping Report-February 2012.
34. HDC How Much Housing Does Horsham Need? –February 2012.
35. HDC How Much Housing Does Horsham District need? Review of Evidence -May 2012.
36. HDC Locally-Generated Needs Study: Census 2011 and South Downs National Park Update Final Report -September 2012.
37. HDC Gypsy Traveller, Travelling Show People Accommodation Needs Assessment –December 2012.
38. HDC Landscape Capacity Assessment –2013.HDC Local Development Scheme 2013 –2016 –July 2013.
39. HDC Horsham District Housing Strategy –July 2013.
40. HDC Horsham District Planning Framework: Preferred Strategy – August 2013.
41. HDC Housing Standards Review –Towards More Sustainable Homes –August 2013.
42. HDC Horsham District Planning Framework: Interim Sustainability Appraisal Environmental Report the Preferred Strategy –August 2013.
43. HDC Economic Strategy 2013-2023 -November 2013.
44. HDC Horsham District Council- Green Space Strategy –November 2013.
45. HDC Annual Monitoring Report April 2012 to March 2013 - December 2013.
46. HDC Sports, Open Space & Recreation Assessment -February 2014.
47. HDC A Timeline to Show How Alternative Sites Have Been Considered -February 2014.
48. HDC Market Appraisal on the Current and Potential Future Demand for Business Space in Horsham District –February 2014.
49. HDC Community Infrastructure Levy SHLAA & Affordable Housing Viability Assessment -March 2014.
50. HDC Council Report-Horsham District Planning Framework Proposed Submission –April 2014.
51. HDC Green Infrastructure Strategy -April 2014.
52. HDC Strategic Flood Risk Assessment: Sequential Test -April 2014.
53. HDC Habitats Regulation Assessment of the Horsham District Planning Framework -April 2014.
54. HDC Transport and Development Study, Deliverable D5, Final Report -April 2014.
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56. HDC Settlement Sustainability Review –May 2014.

57. HDC Community Infrastructure Levy Preliminary Draft Charging Schedule –May 2014.
58. HDC Annual Gypsy/ Traveller, Travelling Show People Accommodation Count–June2014.
59. HDC Strategic Housing Land Availability Assessment Review-July 2014.
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62. HDC Schedule of Proposed Modifications to Horsham District Framework Proposed Submission -July 2014.
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66. HDC SHLAA Update 2019
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74. Horsham District Council-Infrastructure Delivery Plan 2016.
75. HDC: Gypsy, Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document 2017
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89. Indices Of Multiple Deprivation2010.
90. Census Data 2001 and 2011.
91. DEFRA Noise Maps.
92. Multi-agency geographic information.
93. English Heritage Map Data.
94. EA Flood Map & Surface Water Flood Map Data.

95. River Arun & Western Streams Catchment and Flood Management Plan.
96. South East River Basin District River Basin Management Plan.

Parish-Specific Documents

1. Minutes of Steering Group meetings 2016 – date
2. Minutes of Parish Council meetings 2015 – date
3. Biodiversity Report – Itchingfield Parish
4. Landscape Character Assessment – Itchingfield Parish
5. Ecological data Search – Itchingfield Parish
6. Housing Needs Assessment for Itchingfield Parish by DowsettMayhew
7. Housing Needs Analysis by Steering Group
8. Site Assessment appraisal forms
9. Scoping Report – DowsettMayhew
10. HDC – letter dated 4.4.19 re Indicative Housing Numbers
11. List of heritage assets