

# IN THE MATTER OF THE HORSHAM DISTRICT PLAN

## Submission by Itchingfield Parish Council

### Re Matter 9, Issue 2

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1. Itchingfield Parish is a parish within the Horsham District.
2. The Parish does not yet have a “made” Neighbourhood Plan; preparation of this is in its final stages and a referendum is expected to be held on 30<sup>th</sup> January 2025.
3. In the draft Plan, Itchingfield Parish allocates two sites for possible development. These sites were chosen after extensive research, planning advice, public consultation and application of basic planning principles.
4. The draft Horsham District Plan, at Strategic Policy HA6, allocates two further sites in the parish for possible development.
5. Of the two sites allocated in the emerging Neighbourhood Plan, one site, at Summers Ponds, is already under development to provide 32 homes, and the District Plan does not deal with this site.
6. The second site, known as the Old School site in Itchingfield village, is re-allocated by the District Plan as Site BRG3, for 20 homes. The Parish Council has no difficulty with this allocation as it mirrors the emerging Neighbourhood Plan.
7. Site BRG1, described as “land south of Smugglers’ Lane”, was put forward for possible development when the Parish Council made a Call for Sites, as part of the preparation of its Neighbourhood Plan, in 2017.
8. Following a public consultation exercise in 2018, the selection of this site was overwhelmingly rejected by those who expressed a view. The site has a number of practical difficulties, particularly the drainage of groundwater, and it was strongly felt that to develop this site would impact very negatively on the rural aspect of Barns Green village. At a recent public meeting similar views were strongly expressed.

9. Although the site does adjoin the Built-Up Area Boundary it is felt strongly by the Parish Council and the residents that developing this site would impact very adversely on the rural aspect of the village, and that other sites could have been selected in preference to this one.
10. In relation to site BRG2, the impact on the village would be substantial, but the principal issue is one of access. Muntham Drive is a private road and access to the site from that road will not be possible.
11. Access from Chapel Road, the main thoroughfare of the village, will provide problems. The road is over-busy as it is, and the new development at Sumners Ponds will exacerbate the traffic volume. Developing site BRG2 will severely add to the traffic flow through the village and as such reduce safety margins for other motorists and pedestrians.
12. Access to the site would have to be very near the crossroads of Chapel Road, Muntham Drive and Two Mile Ash Road and the road safety issues of such a road configuration have clearly not been thought through by HDC, particularly as the village school is very nearby.
13. Had the Parish Council been properly consulted, a full discussion of alternative sites could have been had and the question of site allocation dealt with on a properly collaborative basis.