

Henfield Parish

Henfield Parish

The following sites have been considered as part of the March 2018 SHELAA Employment Land Assessment for Henfield Parish.

A map depicting the entire site area and summary of each site assessment is included on the following pages.

Please note that the classification of a site is based on the classification of the developable area within that site, therefore if part of a site is considered 'developable' 6-10 years, the whole site would be coloured yellow, however in reality only part of that site may be considered suitable for development.

The outcome of the assessment for Henfield Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Maximum Employment Area (ha)
SA194	Henfield Business Park	Shoreham Road, Henfield	Deliverable 1-5 years (green)	3.1
SA035	Land to the rear of Hollands Lane	Hollands Lane, Henfield	Developable 11+ years (yellow)	0.8
SA848	Southgrounds (Site K NP)	Shoreham Road, Henfield	Not Currently Developable (red)	0

This page is intentionally blank

Parish**Henfield**

SHELAA Reference SA194 **Site Name** Henfield Business Park

Site Address : Shoreham Road, Henfield

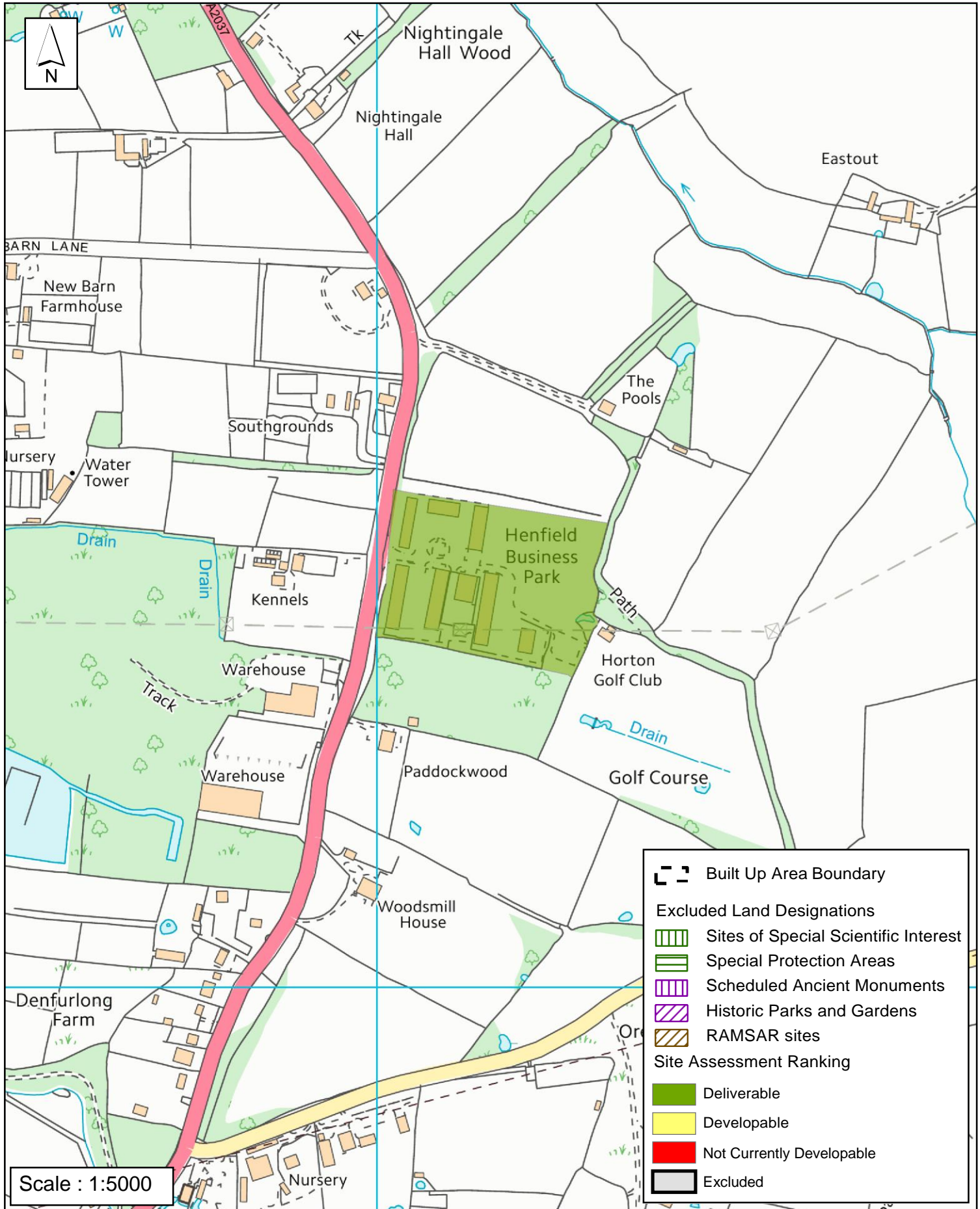
- | | | |
|---|---------------------------------|---|
| Developable in: | Site Area (ha) 3.1 | <input checked="" type="checkbox"/> Listed in EGA 2014 |
| <input checked="" type="checkbox"/> 1-5 years | Greenfield/PDL PDL | <input type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (ha): 0 | <input type="checkbox"/> Available |
| <input type="checkbox"/> 11+ years | | <input type="checkbox"/> Achievable |
| <input type="checkbox"/> Not Currently Developable | | |

Proposed Land Use: Employment**Assessment**

The Henfield Business Park is a thriving industrial estate located within the countryside, outside the built-up area boundary (BUAB) of Henfield. New development is currently being implemented and a further planning application (see reference DC/16/2919) is pending a decision for infill development at the Business Park. There are mature tree boundaries and further countryside, including Ancient Woodland to the south of the application site. The site was identified for employment uses in the Henfield Neighbourhood Plan - although quashed. As the site has planning permission for employment development that is underway it is considered 'deliverable' in 1-5 years.

Excluded **Reason for Exclusion:**

SA - 194: Henfield Business Park, Henfield



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2017). Ordnance Survey Licence.100023865

Date: 01/09/2016

Revision: 26/04/2017

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Henfield**

SHELAA Reference SA035 **Site Name** Land to the rear of Hollands Lane

Site Address : Hollands Lane, Henfield

- | | | |
|---|-----------------------------------|--|
| Developable in: | Site Area (ha) 2.11 | <input type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL Greenfield | <input type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (ha): 0.8 | <input type="checkbox"/> Available |
| <input checked="" type="checkbox"/> 11+ years | | <input type="checkbox"/> Achievable |
| <input type="checkbox"/> Not Currently Developable | | |

Proposed Land Use: Residential or Employment**Assessment**

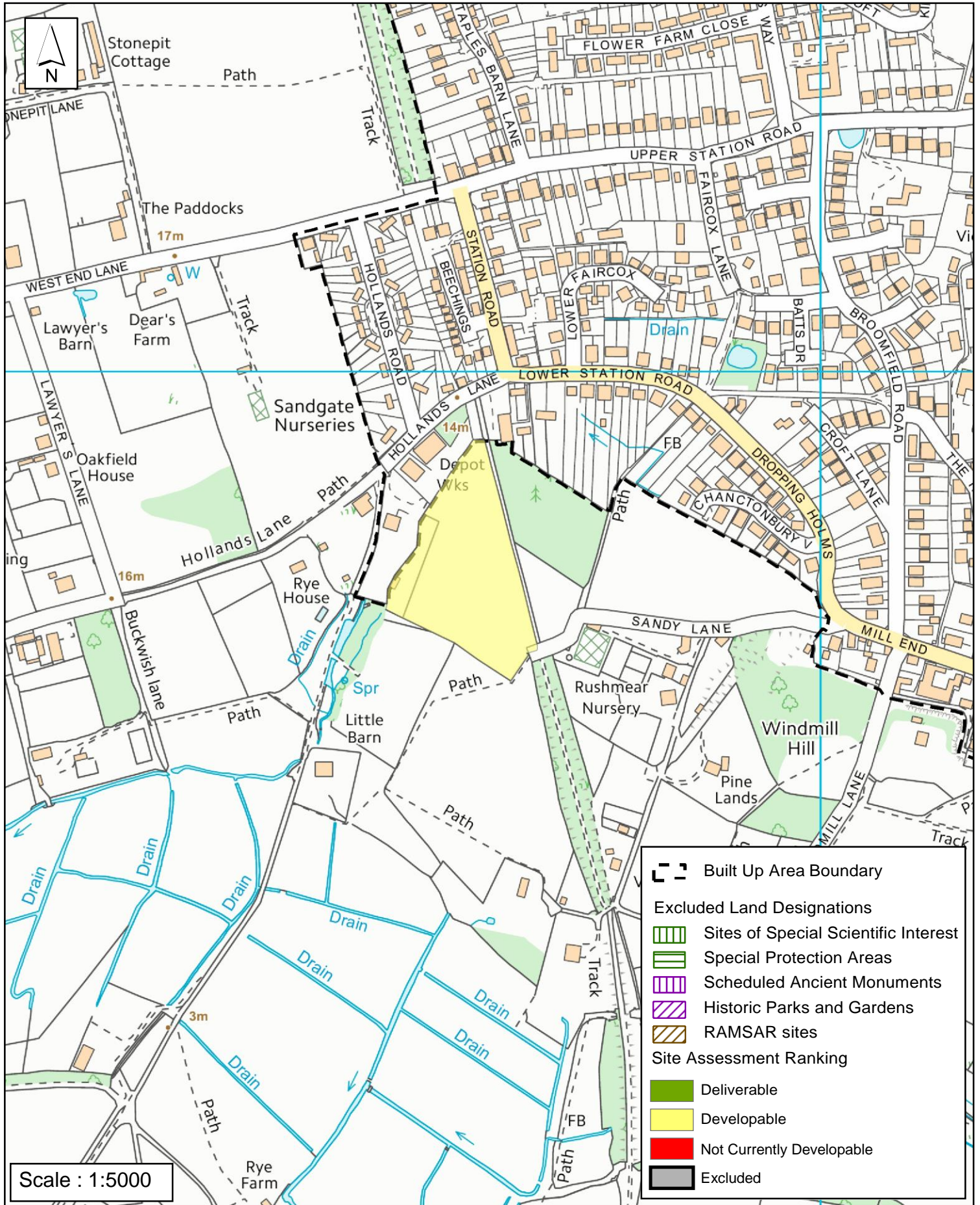
This greenfield site is located on the edge of the built-up area boundary (BUAB) of Henfield, adjoining a small area of employment land on the northwest boundary. The site has been proposed to the Council for consideration for residential or employment use. This write up focuses on the employment potential of this site.

The site is located 1km from the A281 to the east and there are access issues for HGVs along winding residential roads. The substantial cost of infrastructure improvements and impacts on nearby residential properties may prohibit the development of the site for employment uses.

In addition, Japanese Knotweed has been observed onsite, which could further hinder the viability of the site. . Given that the potential development on this site will need to be considered as part of the Local Plan review or a neighbourhood plan, the site is assessed as having potential for development in 11+ years.

Excluded **Reason for Exclusion:**

SA - 035: Hollands Lane, Henfield



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2017). Ordnance Survey Licence.100023865

Date: 09/07/2015

Revision: 26/04/2017

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Henfield**

SHELAA Reference SA848 **Site Name** Southgrounds Site K NP

Site Address : Shoreham Road, Henfield

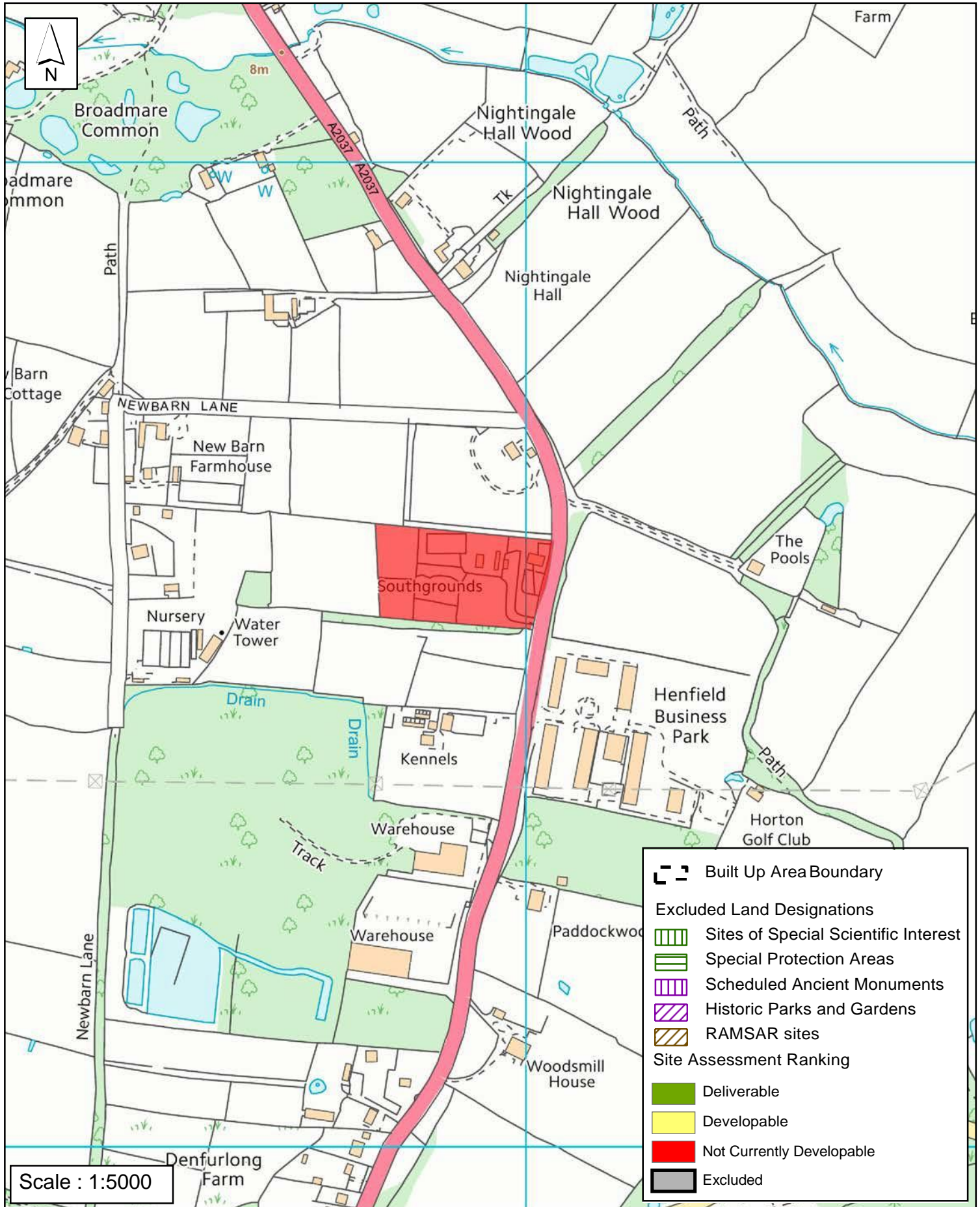
- | | | |
|--|---------------------------------|--|
| Developable in: | Site Area (ha) 1.6 | <input type="checkbox"/> Listed in EGA 2014 |
| <input type="checkbox"/> 1-5 years | Greenfield/PDL Both | <input type="checkbox"/> Suitable |
| <input type="checkbox"/> 6-10 years | Developable Area (ha): 0 | <input type="checkbox"/> Available |
| <input type="checkbox"/> 11+ years | | <input type="checkbox"/> Achievable |
| <input checked="" type="checkbox"/> Not Currently Developable | | |

Proposed Land Use: Employment**Assessment**

This site is located in the countryside, outside the built-up area boundary (BUAB) of Henfield and not in accordance with the HDPF locational strategy; and is regarded as too small for expansion. The site is in close proximity to Henfield Business Park. Given the rural location of the site away from any existing settlement, the site does not accord with the HDPF policies, and this coupled with the lack of expansion opportunities on the site leads to the conclusion that the site is Not Currently Developable.

Excluded **Reason for Exclusion:**

SA - 848: Southgrounds (Site K NP), Henfield



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2017).
Ordnance Survey Licence.100023865

Date: 06/10/2016

Revision: 23/01/2017

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property