

Henfield Parish

Henfield Parish

The following sites have been considered as part of the December 2018 SHELAA Housing Land Assessment.

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	Total Units
SA004	Land at Junction of Stonepit Lane and West End Lane	Henfield	Green (1-5 Years Deliverable)	75
SA160	Land east of Manor Close	Henfield	Green (1-5 Years Deliverable)	11
SA011	Land West of Backsettown Farm	off Furners Lane, Henfield	Yellow (6-10 Years Developable)	25
SA423	The Bus Station	Station Road	Yellow (6-10 Years Developable)	7
SA504	Land South of the Bowls Club, off Furners Mead	Henfield	Yellow (6-10 Years Developable)	10
SA505	Highdown Nurseries, off Shoreham Road	Small Dole	Yellow (6-10 Years Developable)	10
SA511	Village Stores	Station Road	Yellow (6-10 Years Developable)	6
SA515	Old Steam Mill	Lower Station Road	Yellow (6-10 Years Developable)	8
SA554	Post Office & Library Car Park	off High Street, Henfield	Yellow (6-10 Years Developable)	6
SA065	Land at Wantley Hill	East of Wantley Hill Estate	Yellow (11+ Years Developable)	40
SA446	Vinalls Business centre and NR Motorworks	Nep Town Road	Yellow (11+ Years Developable)	12
SA487	Land south of Hollands Lane	Henfield	Yellow (11+ Years Developable)	14
SA005	Land north of Furners Lane	Furners Lane	Not Currently Developable	0
SA017	Land at Backsettown Farm	Furners Lane, Henfield	Not Currently Developable	0
SA035	Rear of Hollands Lane / West of the Downs Link	Henfield	Not Currently Developable	0
SA126	Paddock Wood	Paddock Wood, Shoreham Road, Henfield	Not Currently Developable	0

SA317	Sandgate Nursery	West End Lane, Henfield	Not Currently Developable	0
SA358	Land Adjacent to Westlands	Land Adjacent to Westlands, West End Lane	Not Currently Developable	0
SA414	Mayfield Market Town	New Settlement Proposal	Not Currently Developable	0
SA496	Land to the north of West End Lane	Henfield	Not Currently Developable	0
SA538	Land West of Shoreham Road,	Small Dole	Not Currently Developable	0
SA542	The Paddock, Dears Farm	West End Lane, Henfield	Not Currently Developable	0
SA571	Stretham Farm	West Mill Lane, Small Dole	Not Currently Developable	0
SA572	Land to the south of West Mill Lane	Small Dole, Henfield	Not Currently Developable	0
SA665	Land South of Chanctonbury View	Sandy Lane Henfield	Not Currently Developable	0
SA681	Land North of Old Brickworks	Shoreham Road Henfield	Not Currently Developable	0
SA686	Land South & East of Parsonage Farm	Parsonage Farm Deer Park Henfield	Not Currently Developable	0
SA690	Land North West of Rushmears Nursery	Sandy Lane, Henfield	Not Currently Developable	0
SA691	Knights Field	Sandy Lane, Henfield	Not Currently Developable	0
SA692	The Paddocks	Stonepit Lane, Henfield	Not Currently Developable	0
SA693	Land North East of Henfield	Henfield	Not Currently Developable	0

Parish	Henfield
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SHLAA Reference	SA004	Site Name	Land at Junction of Stonepit & West End Lane		
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Henfield		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	7	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	75	Achievable	<input checked="" type="checkbox"/>

Justification

The site has planning permission for 172 dwellings via planning applications DC/13/0787 and DC/17/1140. Development on this site is well underway. It is concluded the site is available, suitable, achievable and the remaining 75 dwellings are assessed to be deliverable in 1-5 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-004 - Land at Junction of Stonepit & West End Lane



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Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.
Barbara Childs : Director of Place

Parish	Henfield
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SHLAA Reference SA160 **Site Name** Land east of Manor Close

Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Henfield		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	4.14	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	11	Achievable	<input checked="" type="checkbox"/>

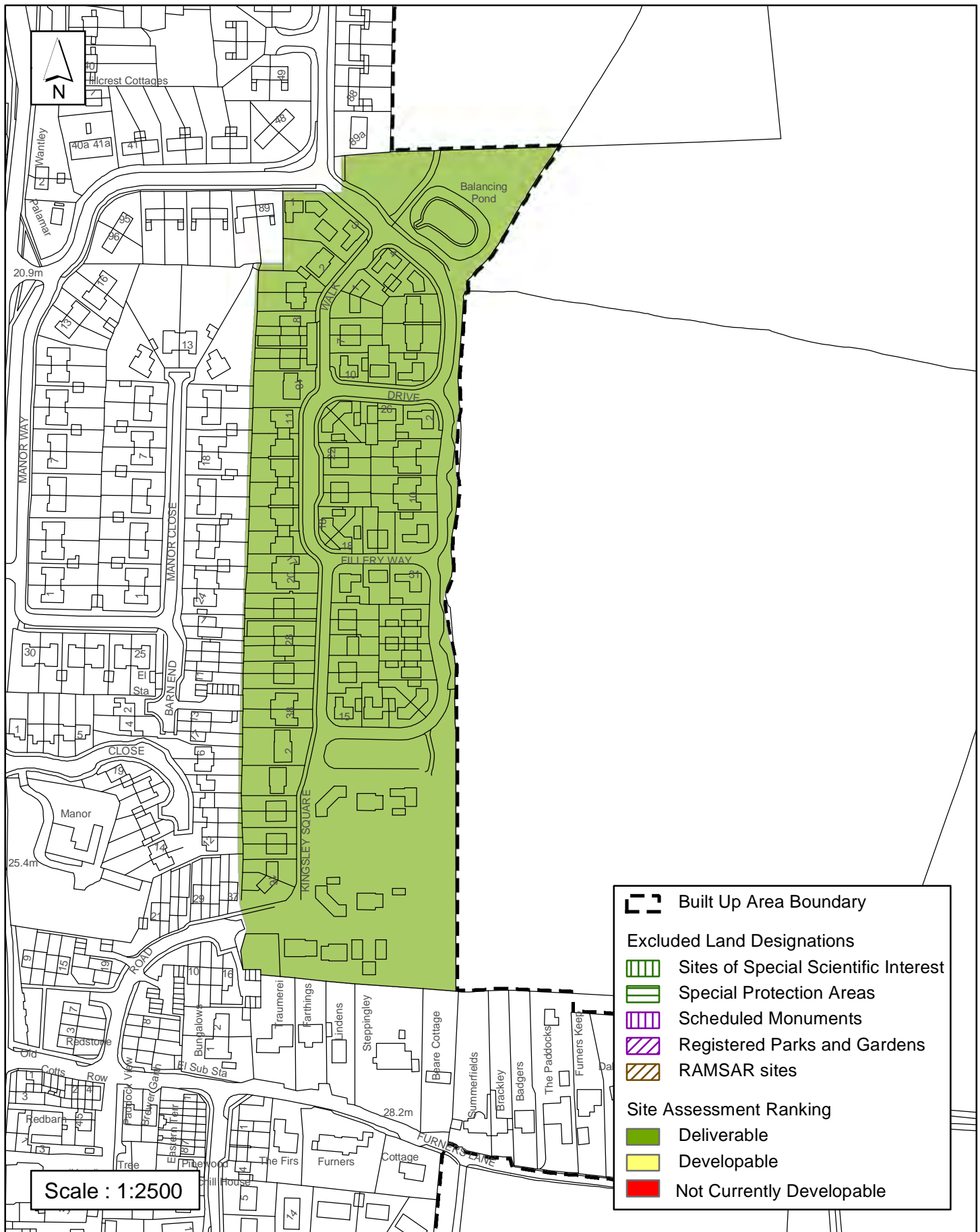
Justification

The site has planning permission for 102 dwellings via DC/13/1266 and DC/15/0268. Development is well underway with 91 units already completed. The remaining units are expected to be completed before the end of 2019. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site ☐ **Exclusion Reason**

Lapsed PP ☐ **Date**

SA - 160 : Land east of Manor Close, Henfield



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Parish	Henfield
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SHLAA Reference	SA011	Site Name	Land West of Backsettown Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	off Furners Lane, Henfield		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	25	Achievable	<input type="checkbox"/>

Justification

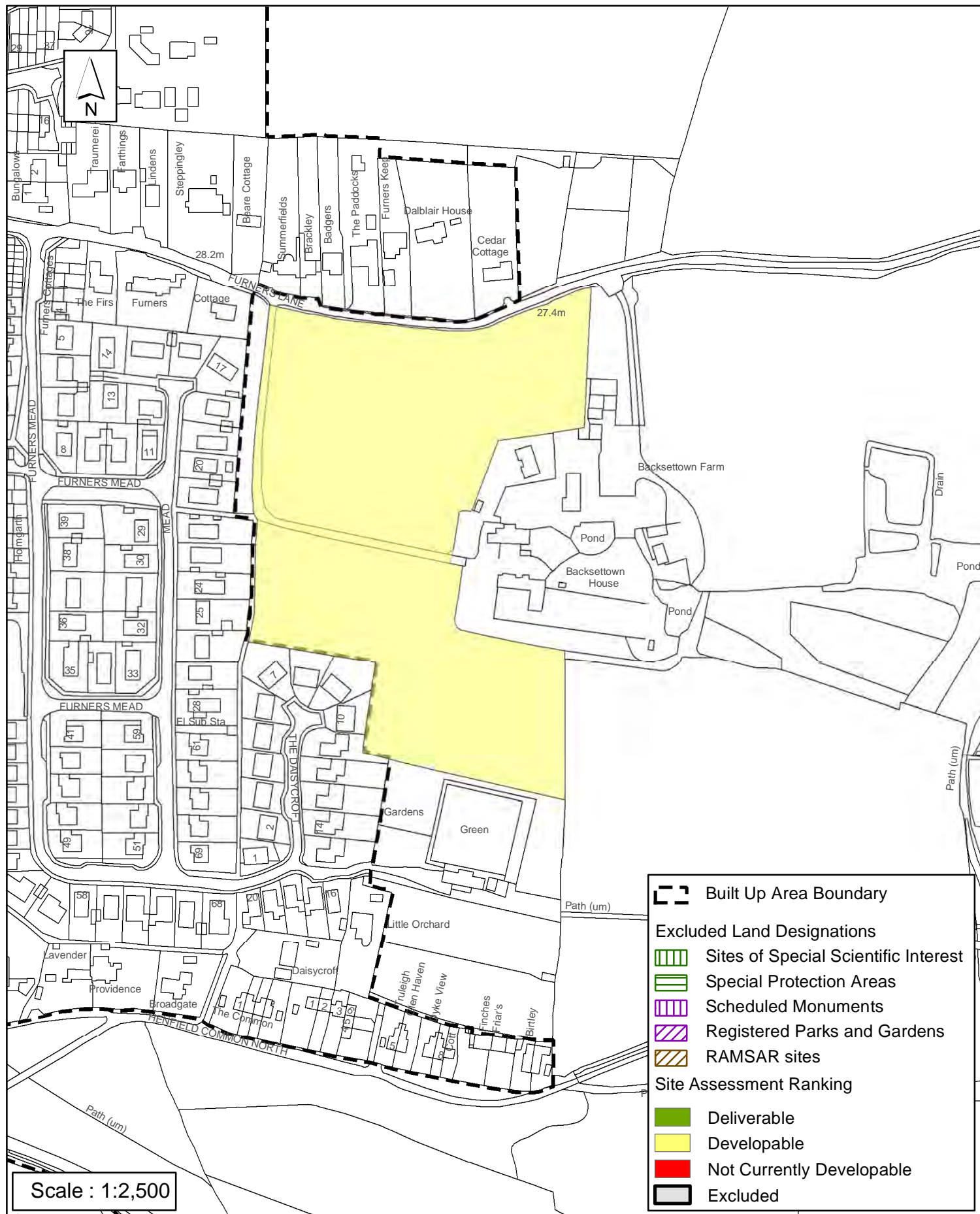
The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside adjacent to the built up area boundary of Henfield, which is defined as a Small Town/Larger Village by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. It is relatively flat and physically unconstrained except for 2 trees within the site and 2 adjacent which are protected by Tree Preservation Orders. The impact on the setting of Backsettown House, a Grade II Listed Building, would need further consideration and access may require the loss of existing dwellings in Furners Mead. Unless allocated for development through the review of the Horsham District Planning Framework 2015 (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and in addition the parish is actively progressing a neighbourhood plan. On this basis, recognising that the SHLAA is a high level assessment, the site is assessed as developable in 6-10 years for 25 dwellings taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints. A scheme of this size would likely be delivered in a single phase.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 011 : Land West of Backsettown Farm, Henfield



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Parish	Henfield
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SHLAA Reference	SA423	Site Name	The Bus Station
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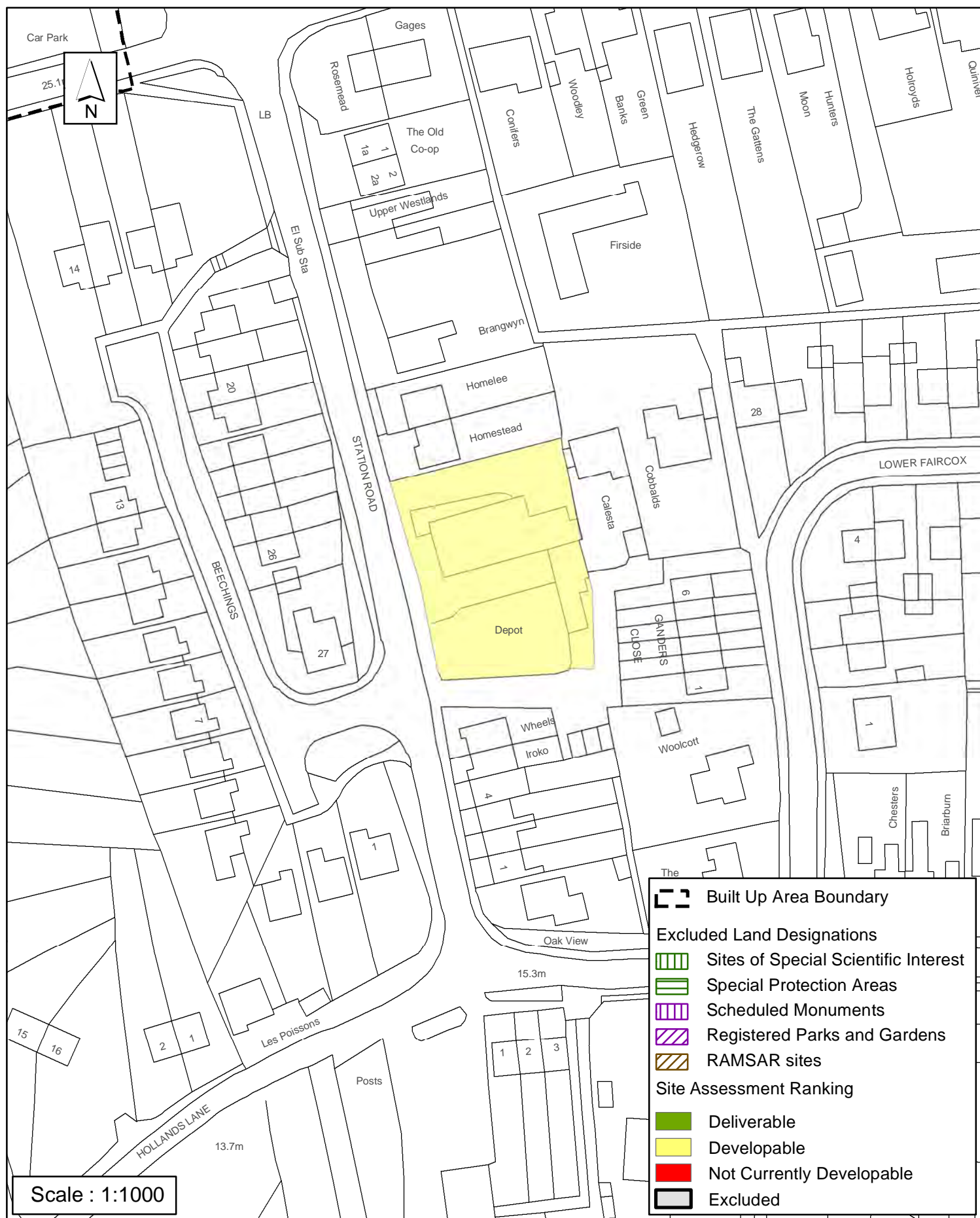
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Stagecoach South Limited, Station Road, Henfield
Years 6-10 Developable	<input checked="" type="checkbox"/>		
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.146
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL
		Site Total	7
		Suitable	<input checked="" type="checkbox"/>
		Available	<input type="checkbox"/>
		Achievable	<input type="checkbox"/>

Justification

The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site is located within the BUAB of Henfield and has no obvious constraints which could hinder development coming forward, other than the site being currently occupied by a small number of businesses who are expected to relocate within the next 10 years. As such, the site is considered developable 6-10 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
Lapsed PP	<input type="checkbox"/>	Date

SA-423 : The Bus Station, Station Road, Henfield



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ParishHenfield

SHLAA Reference SA504 **Site Name** Land South of Bowls Club, off Furners Mead

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land South of The Bowling Green, The		
Years 6-10 Developable	<input checked="" type="checkbox"/>		Daisycroft, Henfield		
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.554	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	10	Achievable	<input type="checkbox"/>

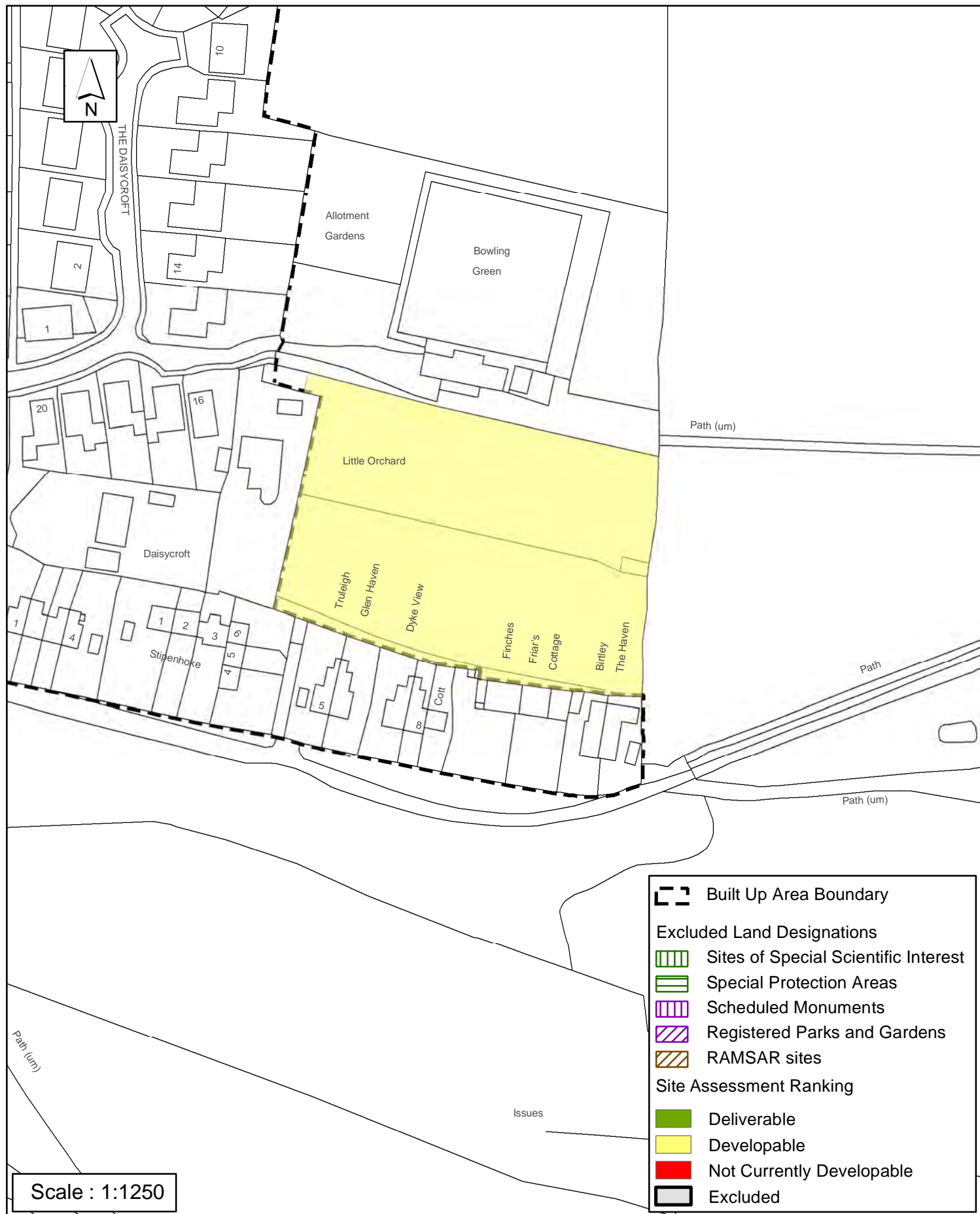
Justification

The landowner has expressed an interest in developing the site meaning it is 'available'. The site lies adjacent to the built up area boundary of Henfield as defined in the Horsham District Planning Framework 2015 (HDPF), which classifies Henfield as a small town/larger village with a good range of services and facilities. The site is relatively flat, surrounded by residential uses and safe access already exists. It includes two trees protected by Tree Preservation Orders and abuts Henfield Conservation Area and lies close to Grade II Listed Buildings. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and in addition the parish is actively progressing a neighbourhood plan. On this basis, recognising that the SHLAA is a high level assessment, the site is assessed as developable in 6-10 years for 10 dwellings taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints. A scheme of this size would likely be delivered in a single phase.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA-504 : Land South of the Bowls Club, off Furners Mead, Henfield



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Parish**Henfield**

SHLAA Reference SA505 **Site Name** Highdown Nurseries, off Shoreham Road

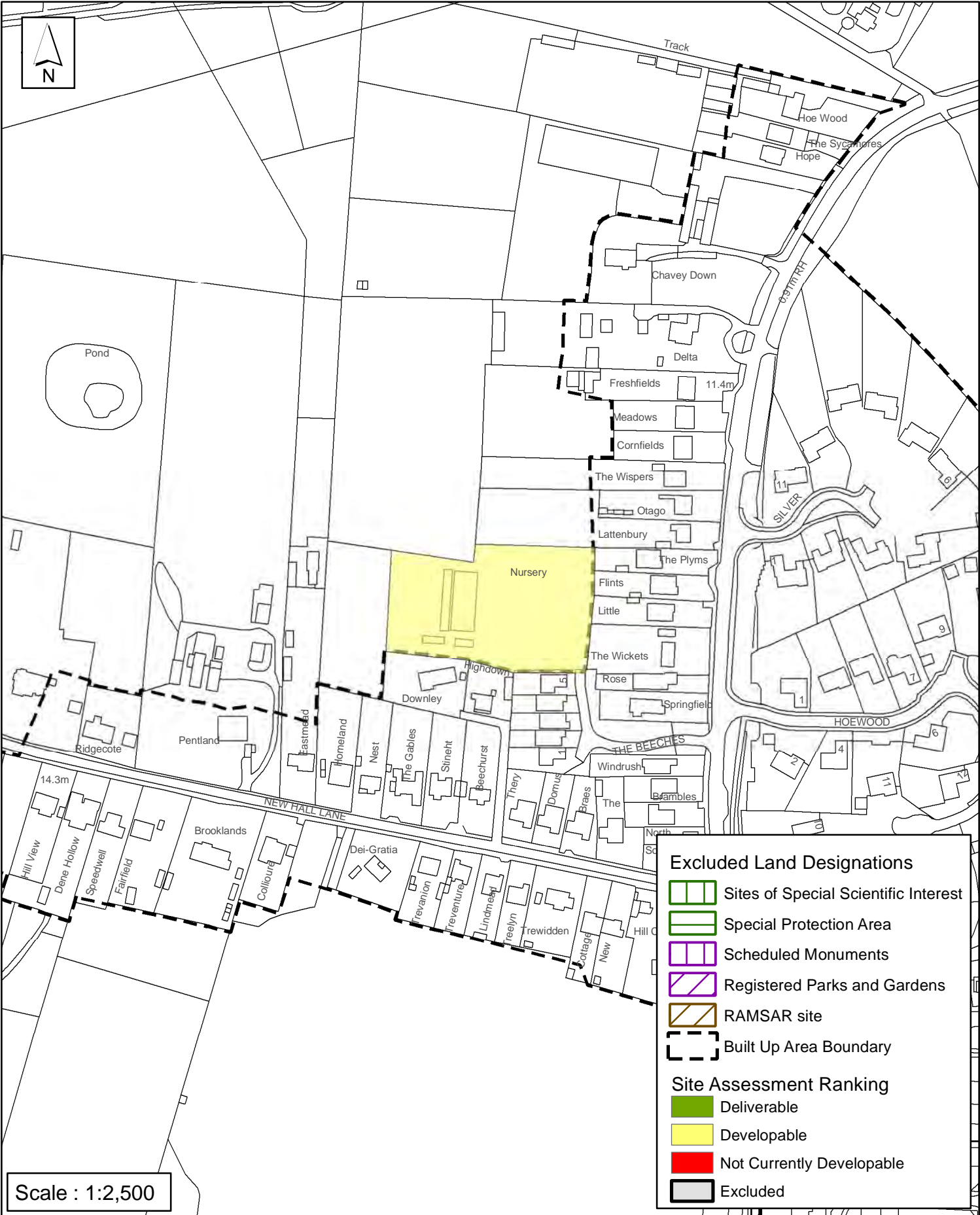
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Highdown Nurseries, off Shoreham Road, Small Dole		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.7	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	10	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside but adjoins the built up area boundary of Small Dole, which is defined as a Smaller Village by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a limited access to services, facilities and social networks but with good accessibility to larger settlements. The site is relatively unconstrained but it does currently have a commercial use and Policy 9 of the HDPF seeks to protect existing commercial and employment sites to meet the employment needs of the district. Re-development to residential would be contrary to Policy 9 of the HDPF unless it can be demonstrated that the site is no longer needed and/or viable for employment use. Alternatively suitable relocation of the employment uses could also be appropriate. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF therefore impacts upon suitability and achievability. The HDPF is under review and Henfield Parish Council is progressing a neighbourhood plan, consequently additional site allocations are being considered. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as 6-10 years developable for 10 units taking into account its proximity to the built up area boundary. A scheme of this size would likely be delivered in a single phase.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**



Parish	Henfield
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SHLAA Reference SA511 **Site Name** Village Stores

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Brangwyn, Station Road, Henfield	
Years 6-10 Developable	<input checked="" type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.087	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available <input checked="" type="checkbox"/>
		Site Total	6	Achievable <input type="checkbox"/>

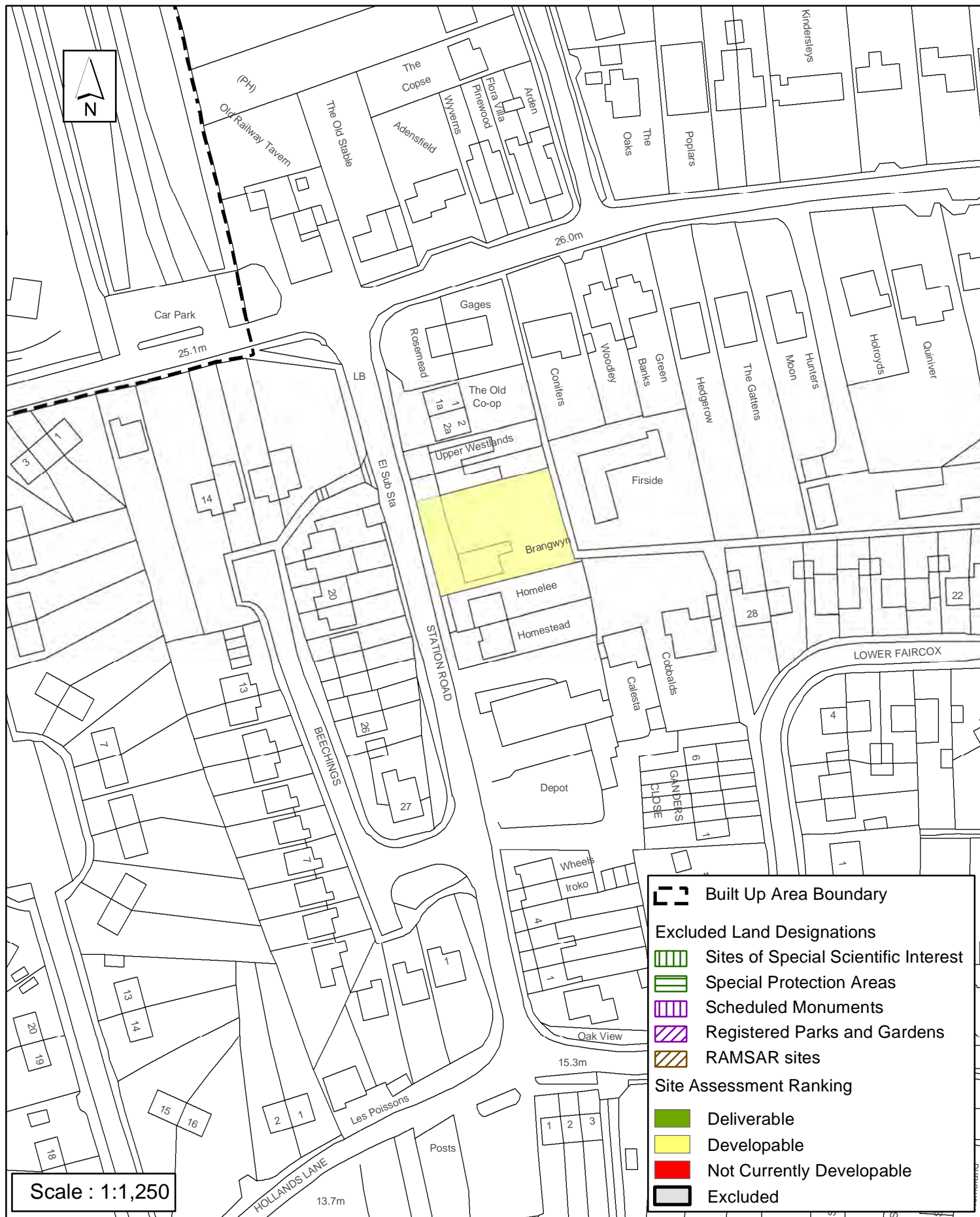
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located within the built up area boundary of Henfield which is defined as a Small Town/Larger Village by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. The site is relatively unconstrained and its siting within the built up area boundary of Henfield as defined by the HDPF means the principle of development is acceptable in this location, subject to any employment use being relocated. The site is therefore assessed as 6-10 years developable with the potential for up to 6 dwellings. A scheme of this size would likely be delivered in a single phase.

Excluded Site ☐ **Exclusion Reason**

Lapsed PP ☐ **Date**

SA-511 : Village Stores, Station Road, Henfield



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Parish	Henfield
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SHLAA Reference	SA515	Site Name	Old Steam Mill
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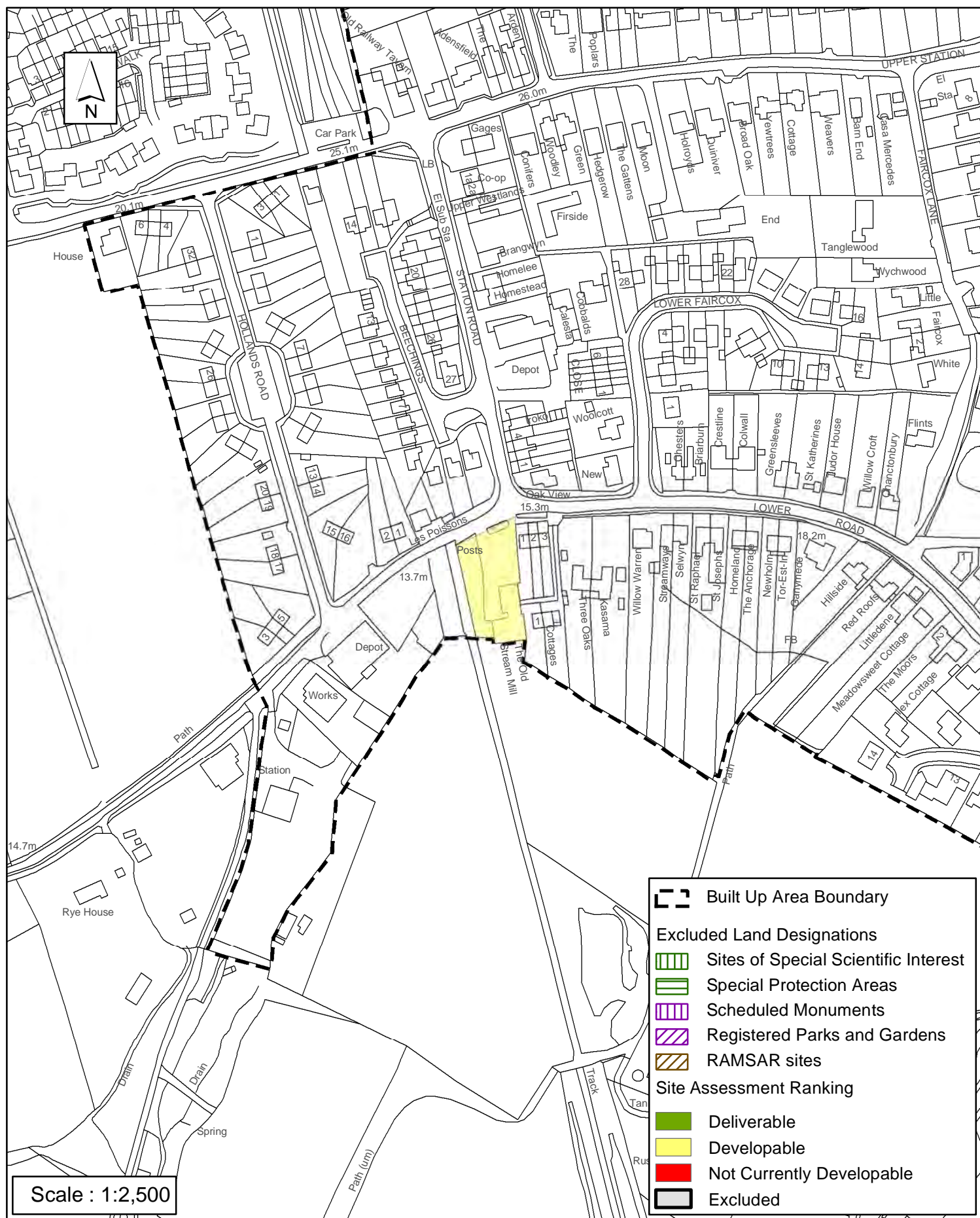
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Lower Station Road		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.16	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	8	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest in developing the site meaning it is 'available'. The site is located within the Built-up Area Boundary (BUAB) of Henfield and is considered suitable for residential development, subject to the relocation of the existing employment uses. There are no other known planning/physical constraints at the site. The site is considered to be developable within the 6-10 year period.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
Lapsed PP	<input type="checkbox"/>	Date

SA-515 : Old Steam Mill, Lower Station Road, Henfield



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Parish**Henfield**

SHLAA Reference SA554 **Site Name** Post Office & Library Car Park, off High Street

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Henfield		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.9	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	6	Achievable	<input type="checkbox"/>

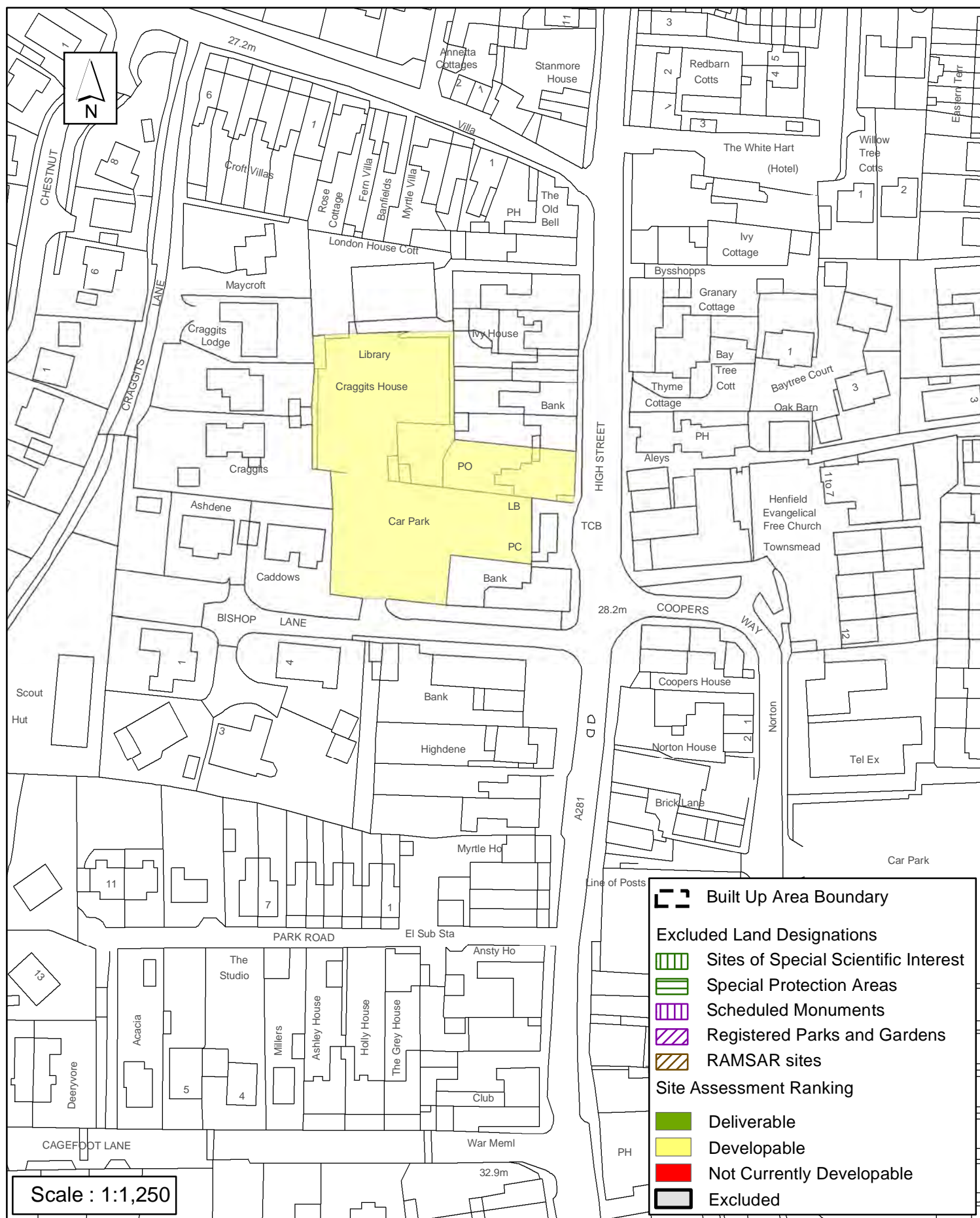
Justification

The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site is located within the built up area boundary of Henfield which is classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. The site is located within Henfield Conservation Area and is within the defined Henfield Town Centre and the main shopping area for Henfield. The Post Office located to the east of the site also forms primary retail frontage. The Post Office building itself is Grade II listed along with the adjoining buildings to the north.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and the parish is actively progressing a neighbourhood plan. On this basis, recognising that the SHELAA is a high level assessment the site is assessed as developable in 6-10 years for 6 units taking into account its location within the BUAB and proportionate high level regard to the constraints. A scheme of this size would likely be delivered in a single phase.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA-554 : Post Office & Library Car Park, off High Street, Henfield



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Parish	Henfield
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SHLAA Reference	SA065	Site Name	Land at Wantley Hill
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	East of Wantley Hill Estate		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	4.64	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	40	Achievable	<input type="checkbox"/>

Justification

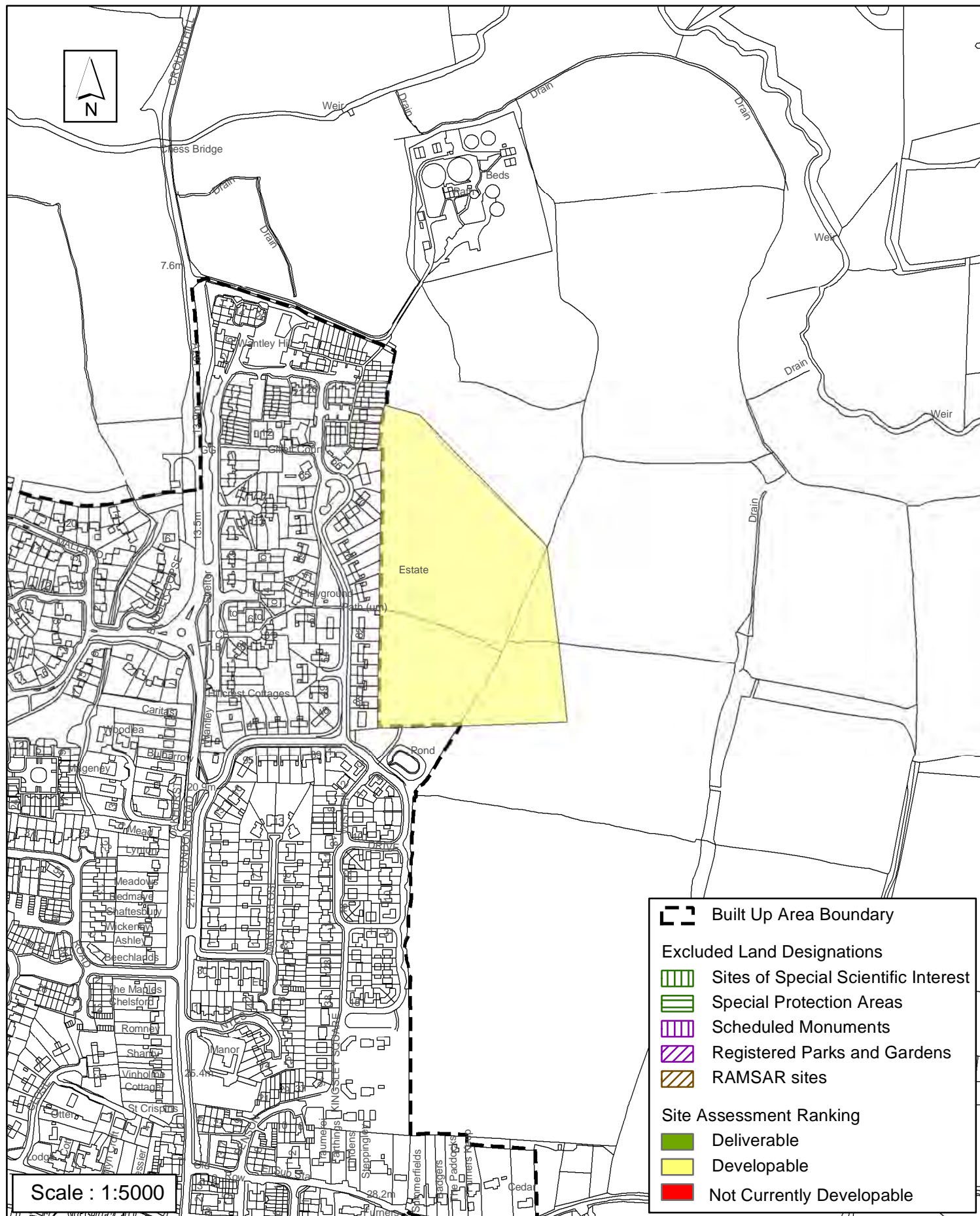
The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside adjacent to the built up area boundary of Henfield, which is classified as a small town/larger village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. Unless allocated for development or similar through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and the parish is actively progressing a neighbourhood plan. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as developable in 11+ years for 40 units taking into account its proximity to a built up area boundary and proportionate high level regard to the constraints. A scheme of this size would likely be delivered in a single phase

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 065 :Land East of Wantley Hill, Henfield



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Parish	Henfield
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SHLAA Reference	SA446	Site Name	Vinalls Business centre and NR Motorworks		
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Nep Town Road, Henfield		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	0.249	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	12	Achievable	<input type="checkbox"/>

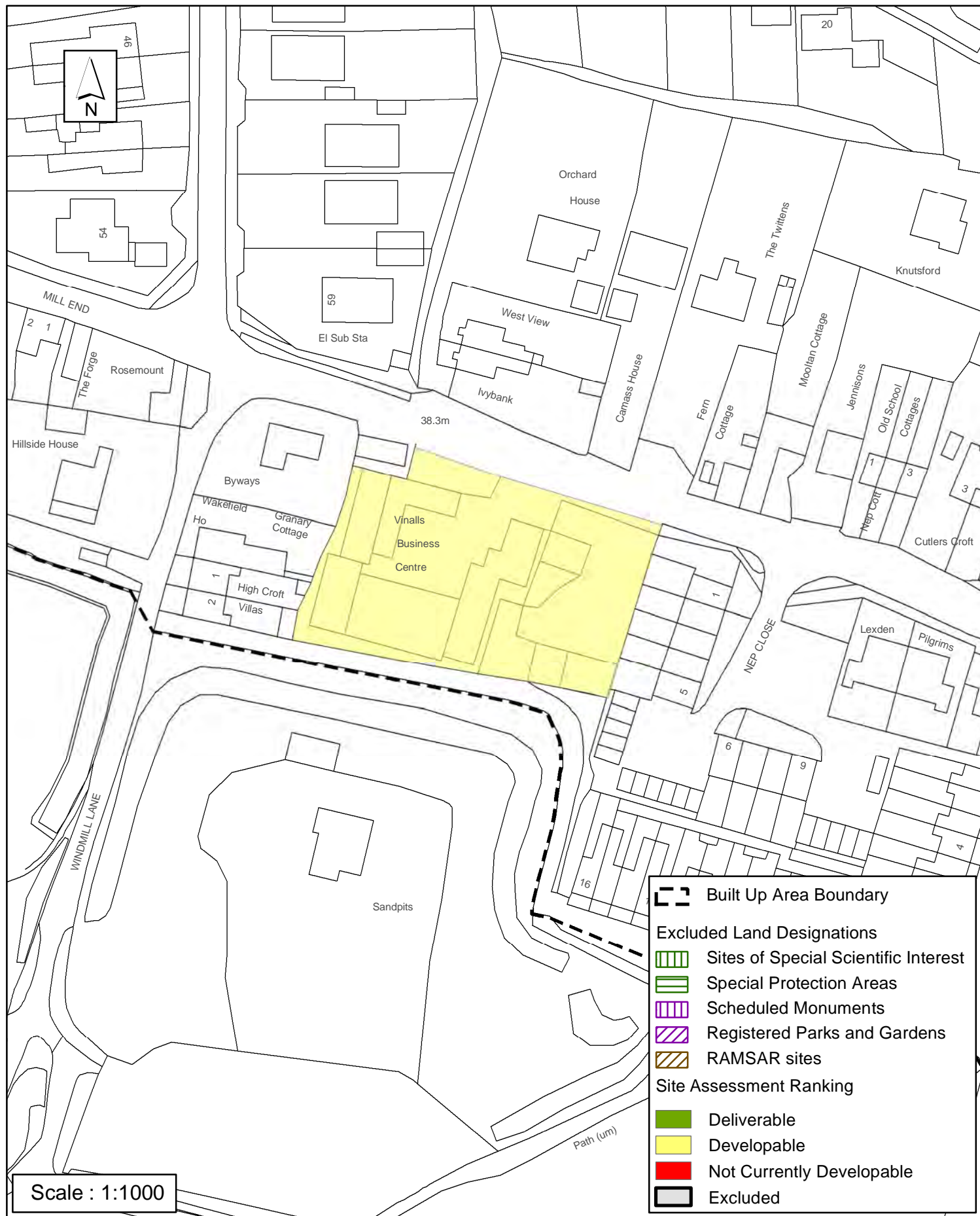
Justification

The landowner has expressed an interest in developing the site meaning it is 'available'. The site lies within the built up area boundary of Henfield which means the principle of development is considered to be acceptable. Henfield is defined as a Small Town/Larger Village by Policy 3 of the Horsham District Planning Framework 2015 (HDPF) and has a good range of services and facilities. The site lies wholly within the Henfield Conservation Area and the northern part of the site lies within a buffer zone for a medium pressure gas pipeline. The site is currently in commercial use but it has been indicated that it may become available later in the plan period if a suitable site for relocation becomes available. Relocation of the existing businesses would be required as part of any re-development scheme to accord with Policies 7 and 9 of the HDPF. The site is therefore assessed as developable in 11+ years for 12 units.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-446 : Vinall Business Centre and NR Motorworks, Nep Town Road, Henfield



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Parish	Henfield
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SHLAA Reference	SA487	Site Name	Land south of Hollands Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land south of Hollands Lane		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	0.75	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	14	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located within the built up area boundary of Henfield, which is classified as a small town/larger village by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. The site has public rights of way sited to the west and north, but is otherwise relatively unconstrained in terms of designations. The site currently has a commercial use and Policy 9 of the Horsham District Planning Framework seeks to protect existing commercial and employment sites to meet the employment needs of the district.

Re-development to residential would be contrary to Policy 9 of the HDPF unless it can be demonstrated that the site is no longer needed and/or viable for employment use. Alternatively, where the employment uses can be appropriately relocated the site could be redeveloped for housing. Recognising that the SHELAA is a high level assessment and that the parish is actively progressing a neighbourhood plan, the site is assessed as developable 11+ years for 14 units taking into account the current use of the site. A scheme of this size would likely be delivered in a single phase.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 487 : Land south of Hollands Lane, Henfield

