

Woodmancote Parish

Woodmancote Parish

The following sites have been considered as part of the December 2018 SHELAA Housing Land Assessment for the 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 Woodmancote Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA414	Mayfield Market Town Proposal	Strategic scale site overlapping the boundaries of Woodmancote Henfield and Shermanbury Parishes and part of Mid Sussex	Not Currently Developable	0

This page is intentionally blank

Parish	Woodmancote, Henfield & Shermanbury
---------------	-------------------------------------

SHLAA Reference	SA414	Site Name	Mayfield Market Town New Settlement Proposal		
------------------------	-------	------------------	--	--	--

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land west of the A23 near Sayers Common NE of Henfield			
Years 6-10 Developable	<input type="checkbox"/>					
Years 11+	<input type="checkbox"/>	Site Area (ha)	311	Suitable	<input type="checkbox"/>	
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>	
		Site Total		Achievable	<input type="checkbox"/>	

Justification

This site has evolved from an area initially identified as a broad location of search following the publication of the 2010 New Market Town Study, commissioned jointly by Crawley Borough Council (CBC), Mid Sussex District Council (MSDC) and Horsham District Council (HDC). The developer has previously expressed a preferred approach for a development of up to 10,000 dwellings on land in both Horsham and Mid Sussex administrative areas. However, within HDC a development of up to 6,120 dwellings together with associated infrastructure is currently being proposed for consideration. The site falls in Woodmancote, Shermanbury and Henfield parish areas.

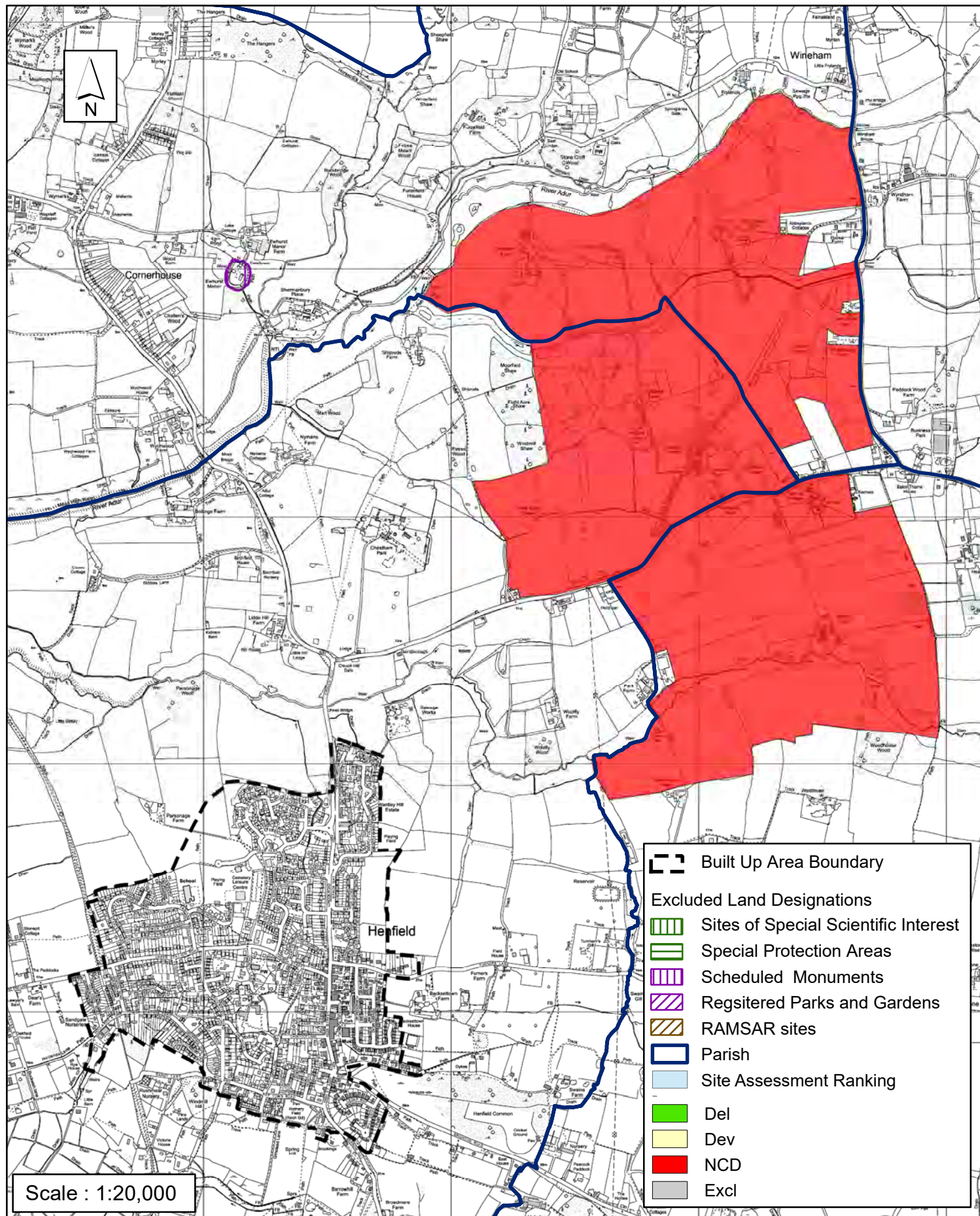
The site is in multiple land ownership, which may affect deliverability. Landowner interest in developing the whole site would therefore need to be carefully tested. There would also be a need for cross boundary working, with MSDC and with West Sussex County Council.

The site has a range of environmental and infrastructure constraints including an area of flood risk which would require mitigation. If developed, the site would need to create its own social, economic, transport and utilities infrastructure. Improved connectivity to the trunk road and rail network (which is some distance away) would also need to be carefully considered. Any major development would also need to take account of the retail viability of existing settlements such as Henfield. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF and potentially other policies relating to the constraints of the site. It is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 414 : Mayfield Market Town New Settlement Proposal - Broad Location



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).
Ordnance Survey Licence.100023865

Date:

Revision:

Horsham District Council

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