



Land North East of Henfield (Mayfield)



Site area:
310 hectares

The site is rural with much of the land in agricultural use, interspersed by trees and hedgerows. There are some existing businesses within the site and a formal garden. The site is very rural in nature with no major roads passing through the site. The land adjoins Mid Sussex District to the east.



<p>Horsham District Council Planning, Civil Works, Highways West Sussex PO12 1RL Barbara Crane, Director of Place</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMGO. © Crown copyright and database rights (2020). Ordnance Survey Licence: 100029855</small></p>	<p>Local Plan Review 2020 Potential Strategic Allocations over 800 dwellings</p> <p>Reference No: _____ Date: 27 January 2020 Scale: 1:17,000 at A2 Drawing No: _____ Drawn: _____ Checked: _____ Revisions: _____</p>
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The site promoter has suggested that the site could bring forward around 7,000 homes, although not all of this would be completed before 2036. Land is in multiple ownership. No housing would take place in the designated floodplain.

The site promoter has stated that if the site were allocated they would provide:

- 35% of all homes as affordable housing together with elderly care provision
- Primary and secondary schools, together with early years and special educational needs provision
- New healthcare, community, open space, recreation and retail facilities to be provided
- Biodiversity net gains
- A new link to A23 and creation of public transport corridors and transport hub
- New employment space – 7,000 new jobs would be provided.

Pros and Cons

- If allocated the site would help the Council to meet a significant proportion of the Government's housing requirements and would provide new facilities and services such as shops and schools and leisure facilities.
- Further information on the impact of a new settlement on nearby jobs and retail in nearby villages and towns is needed.
- Potential to provide new employment land and jobs.
- Development would be large scale and would lead to a very significant change in the settlement pattern and rural environment with potential for settlement coalescence with Henfield.
- Further information is needed to understand how biodiversity gains could be provided and how the existing wildlife sites will be protected.
- A new wastewater treatment works may be required
- Joint working will be needed with Mid Sussex District Council. Any decision making process may take longer. Delivery of the site may be slower as discussions with a number of land owners will take time.
- Development in this location will increase traffic and car use in the area. More work is needed to understand the precise impacts.



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