



## **Henfield Parish**

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# Henfield Parish

The following sites have been considered as part of the June 2016 SHELAA 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	Total Units
SA004	Land at Junction of Stonepit Lane and West End Lane	Henfield	Green (1-5 Years Deliverable) and Yellow (6-10 Years Developable)	154 6
SA160	Land east of Manor Close	Henfield	Green (1-5 Years Deliverable) and Yellow (6-10 Years Developable)	79 23
SA504	Land South of the Bowls Club, off Furners Mead	The Daisycroft Henfield West Sussex	Green (1-5 Years Deliverable)	10
SA505	Highdown Nurseries, off Shoreham Road	off Shoreham Road, Small Dole	Green (1-5 Years Deliverable)	11
SA511	Village Stores	Station Road	Green (1-5 Years Deliverable)	8
SA554	Post Office & Library Car Park, off High Street	Henfield	Green (1-5 Years Deliverable)	6
SA011	Land West of Backsettown Farm	off Furners Lane, Henfield	Yellow (6-10 Years Developable)	25
SA423	The Bus Station	Stagecoach South Limited Station Road Henfield	Yellow (6-10 Years Developable)	7
SA515	Old Steam Mill	Lower Station Road	Yellow (6-10 Years Developable)	8
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
SA005	Land north of Furners Lane	Furners Lane, Henfield	Not Currently Developable	0
SA017	Land at Backsettown Farm	Furners Lane, Henfield	Not Currently Developable	0
SA035	Land to the rear of Hollands Lane		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	West End Lane	Not Currently Developable	0
SA487	Land south of Hollands Lane		Not Currently Developable	0
SA496	Land around West End Lane	Land to the north and south of West End Lane	Not Currently Developable	0
SA538	Land West of Shoreham Road,	South of New Hall Lane, Small Dole,	Not Currently Developable	0
SA542	The Paddock, Dears Farm	West End Lane	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
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**Sites submitted to the SHELAA for Henfield Parish but excluded from further assessment:**

SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA154	Parsonage Farm	Deer Park, Henfield	COMPLETE
SA194	Henfield Business Park	Shoreham Road, Henfield	This site is considered for commercial use and is therefore excluded from the residential assessment
SA396	Manor Close	Land East of Manor Close Henfield West Sussex	Duplication site already assessed in SA160
SA418	SE Tyres	High Street	The developable area of this site will not be sufficient to deliver the necessary 6 unit threshold to be considered within the SHELAA. The site is therefore excluded.
SA481	Unit 2 Edburton Contractors Limited	Shoreham Road, Henfield	This site has been considered for employment use and as such is excluded from the residential assessment
SA631	Land north of Furners Lane (smaller site)	Furners Lane, Henfield	Duplication site assessed as part of wider site area considered under SA005.

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**Parish****Henfield**

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**SHLAA Reference** SA004 **Site Name** Land at Junction of Stonepit Lane & West End

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<b>Years 1-5 Deliverable</b>	<input checked="" type="checkbox"/>	<b>Site Address</b>	Henfield		
<b>Years 6-10 Developable</b>	<input checked="" type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	7	<b>Suitable</b>	<input checked="" type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	160	<b>Achievable</b>	<input checked="" type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

**Justification**

DC/13/0787: Development of 160 residential dwellings (comprising 10 x 5-bed, 49 x 4-bed, 24 x 3-bed, 67 x 2-bed and 10 x 1-bed) together with associated landscaping, open space and access  
APPEAL ALLOWED.

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

# SA-004 - Land north of West End Lane, Henfield



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Date: 07/01/2013

Revision: 04/10/2015

## Horsham District Council

Parkside, Chart Way, Horsham  
West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property

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<b>Parish</b>	<b>Henfield</b>
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<b>SHLAA Reference</b>	SA160	<b>Site Name</b>	Land east of Manor Close
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<b>Years 1-5 Deliverable</b>	<input checked="" type="checkbox"/>	<b>Site Address</b>	Henfield		
<b>Years 6-10 Developable</b>	<input checked="" type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	4.14	<b>Suitable</b>	<input checked="" type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	102	<b>Achievable</b>	<input checked="" type="checkbox"/>
				<b>Viable</b>	<input checked="" type="checkbox"/>

**Justification**

DC/12/1004, The development of the site for up to 102 residential dwellings, together with associated landscaping, open space and access (Outline) PERMITTED on appeal, 10 Aug 2012 and development is underway.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 160 : Land east of Manor Close, Henfield



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## Horsham District Council

Park North, North Street, Horsham,  
West Sussex. RH12 1RL  
Head of Strategic & Community Planning, Jill Scarfield



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**Parish****Henfield**

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

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

**Justification**

The site has been allocated for residential development through the Henfield Neighbourhood Development Plan. The allocation is for 10 units to be delivered in the planning period up to 2031. The site is relatively flat, surrounded by residential uses and safe access already exists. A scheme of this size would likely be delivered in a single phase and is considered deliverable 1-5 years.

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

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



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Date: 26/10/2015

Revision: 08/06/2016

## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property



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**Parish****Henfield**

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

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

**Justification**

This site has been allocated for residential development through the Henfield Neighbourhood Development Plan. The allocation is for 11 units to be delivered in the planning period up to 2031. The site is relatively unconstrained and safe access is being constructed as part of the Heatherdene development. A scheme of this size would likely be delivered in a single phase and is considered deliverable 1-5 years.

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

# SA-505 : Highdown Nurseries, off Shoreham Road, Small Dole, Henfield



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Date: 29/10/2015

Revision: 08/06/2016

## Horsham District Council

Parkside, Chart Way, Horsham  
West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property



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**Parish****Henfield**

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

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<b>Years 1-5 Deliverable</b>	<input checked="" type="checkbox"/>	<b>Site Address</b>	Station Road		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.087	<b>Suitable</b>	<input checked="" type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	8	<b>Achievable</b>	<input checked="" type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

**Justification**

This site has been allocated for residential and retail development through the Henfield Neighbourhood Development Plan. The allocation is for 8 units and two class A1 retail units to be delivered in the planning period up to 2031. The site is privately owned and immediately available meaning it is considered deliverable 1-5 years. A scheme of this size would likely be delivered in a single phase.

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





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**Parish****Henfield**

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

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

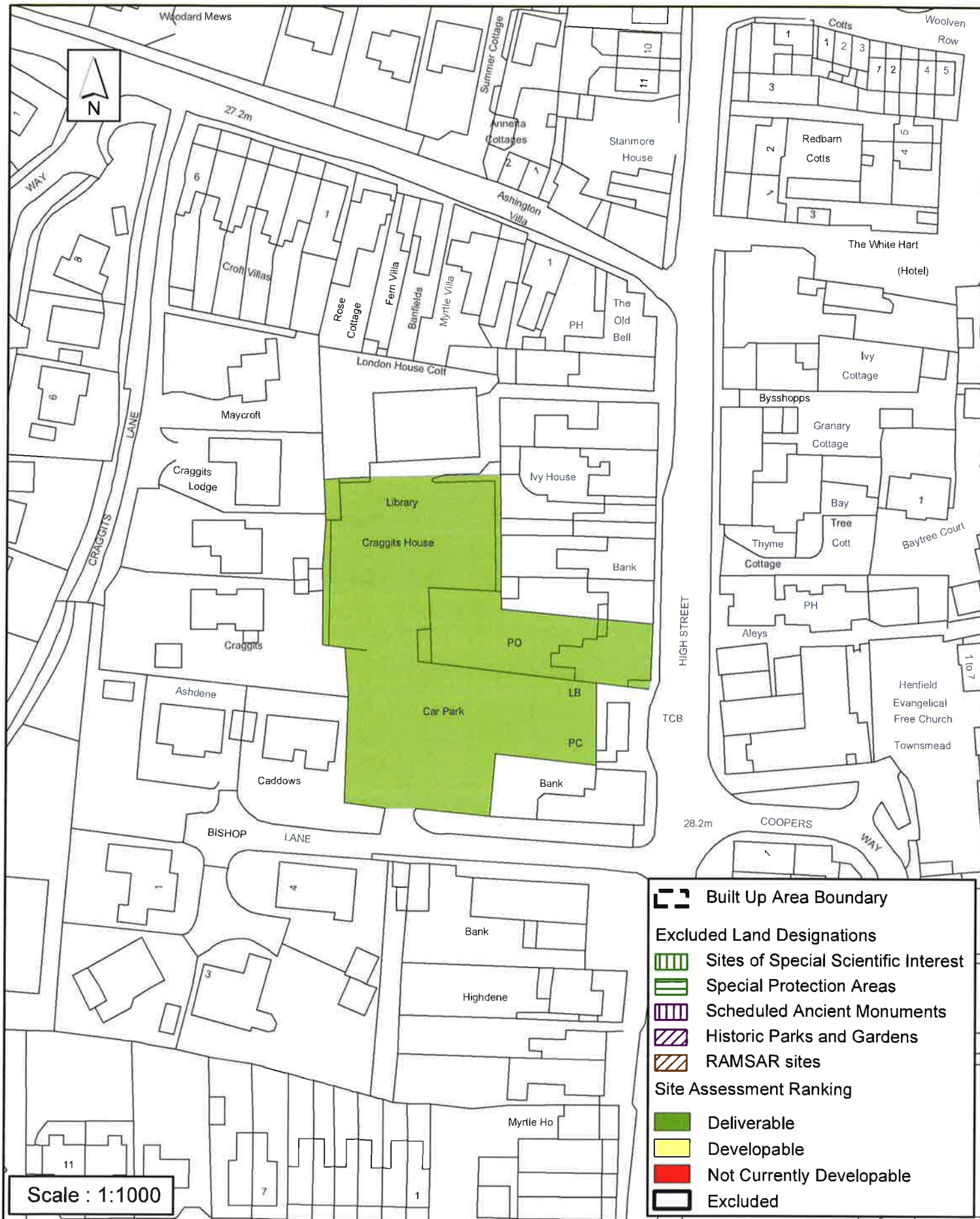
**Justification**

This site has been allocated for mixed use development through the Henfield Neighbourhood Development Plan. The site is publicly owned and the owners have indicated a willingness for development to come forward within the first five years. Development of this site is likely to take place in a single phase and is considered deliverable 1-5 years.

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

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



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Date: 29/10/2015

Revision: 09/06/2016

## Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property



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

**Justification**

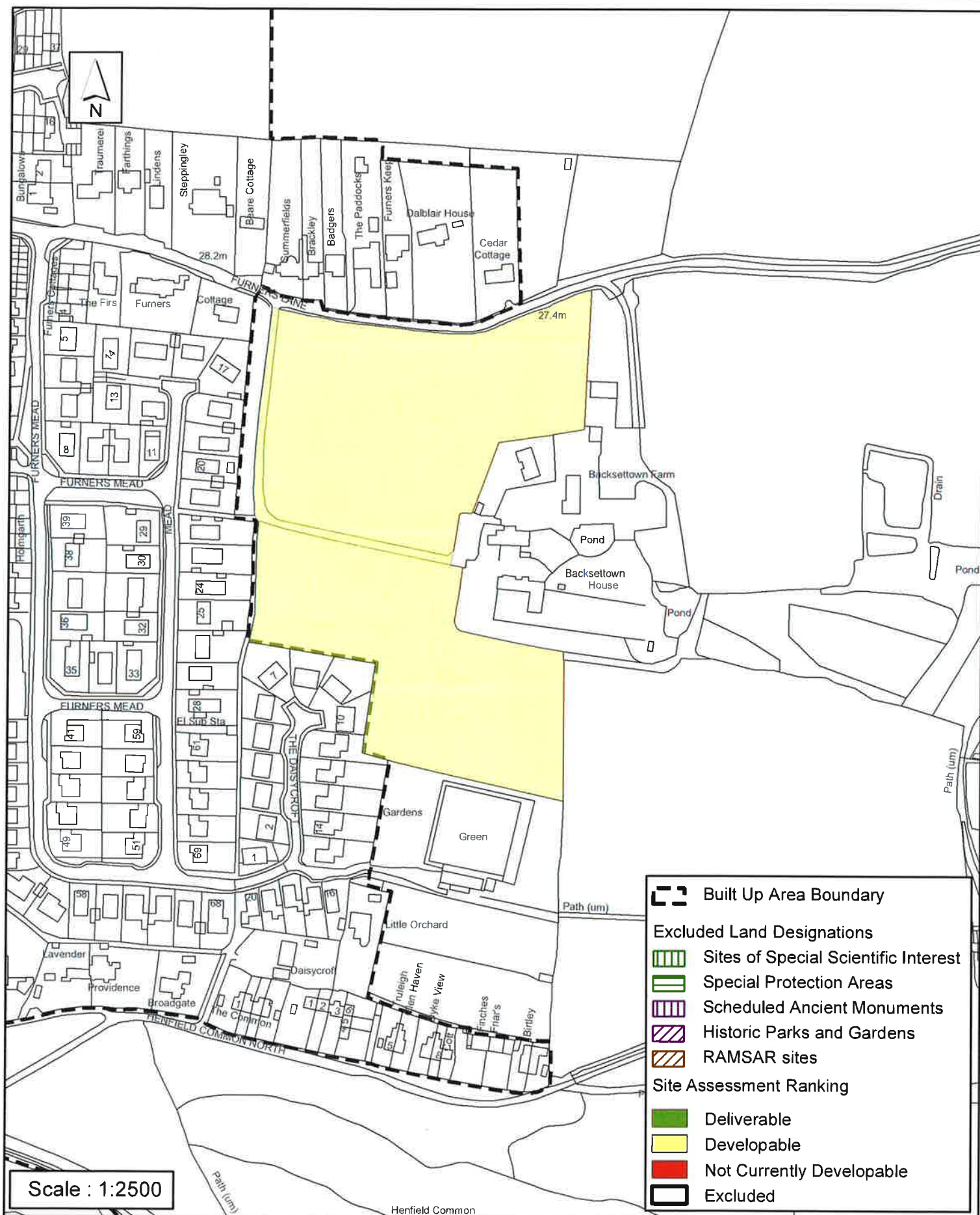
The site has been allocated for residential development through the Henfield Neighbourhood Development Plan. The allocation is for 25 units to be delivered in the planning period up to 2031. The site is relatively flat and physically unconstrained, however the impact on the setting of Backsettown Farm listed structures would need further consideration. Access would require the loss of existing dwellings in Furners Mead meaning the site is considered developable 6-10 years.

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



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Date:12/06/2012

Revision: 21/03/2016

Horsham District Council

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Chris Lyons : Director of Planning, Economic Development & Property



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**Parish****Henfield**

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**SHLAA Reference** SA423 **Site Name** The Bus Station

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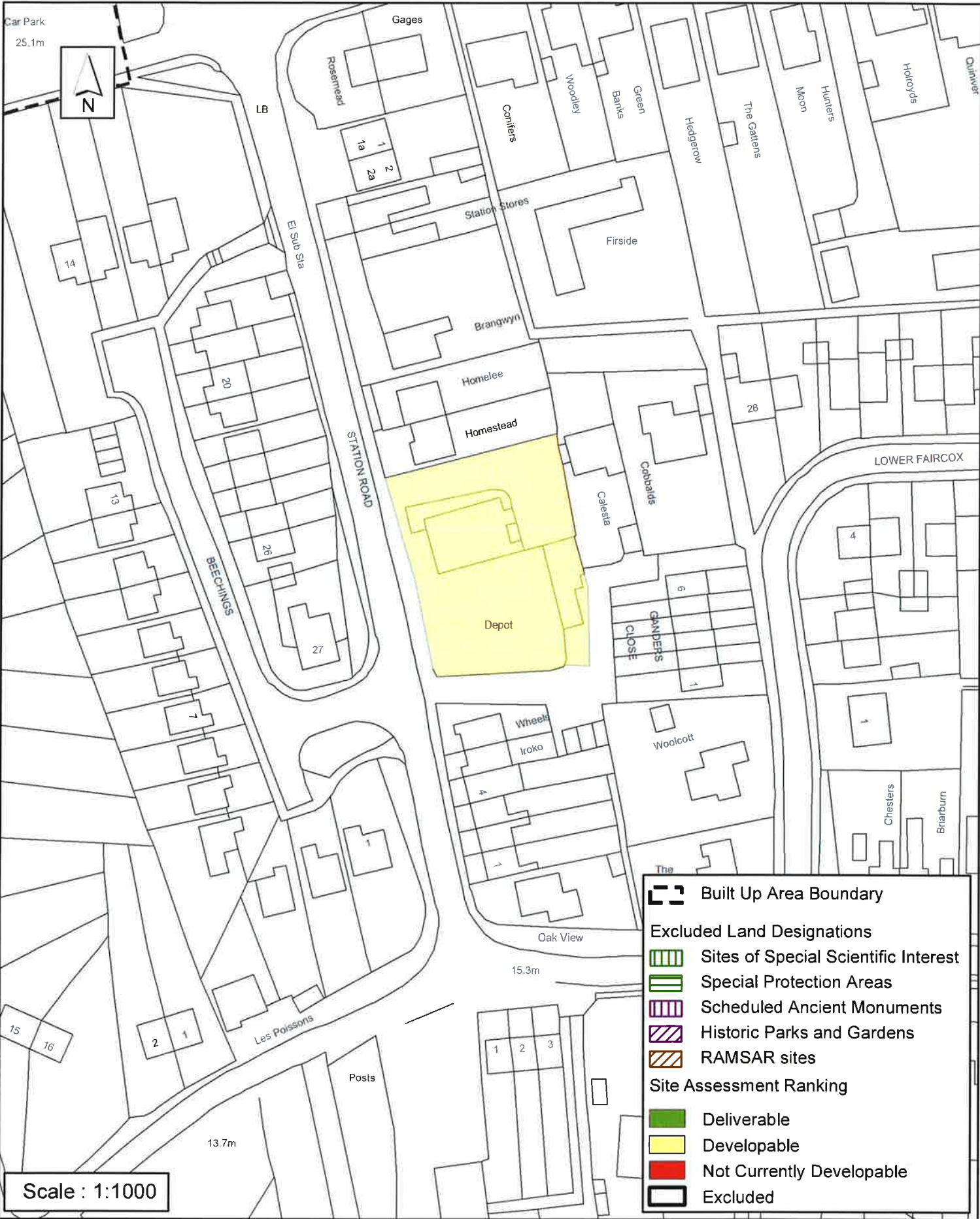
<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Stagecoach South Limited, Station Road, Henfield		
<b>Years 6-10 Developable</b>	<input checked="" type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.146	<b>Suitable</b>	<input checked="" type="checkbox"/>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

**Justification**

This site has been allocated for residential development through the emerging Henfield Neighbourhood Development Plan. The allocation is for 7 units to be delivered in the planning period up to 2031. The site is currently occupied by a small number of businesses who are expected to relocate during the lifetime of the plan. As such, the site is considered developable 6-10 years.

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



Date: 26/10/2015

Revision: 21/12/2015

**Horsham District Council**

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

Chris Lyons : Director of Planning, Economic Development & Property



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**Parish****Henfield**

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**SHLAA Reference** SA515 **Site Name** Old Steam Mill

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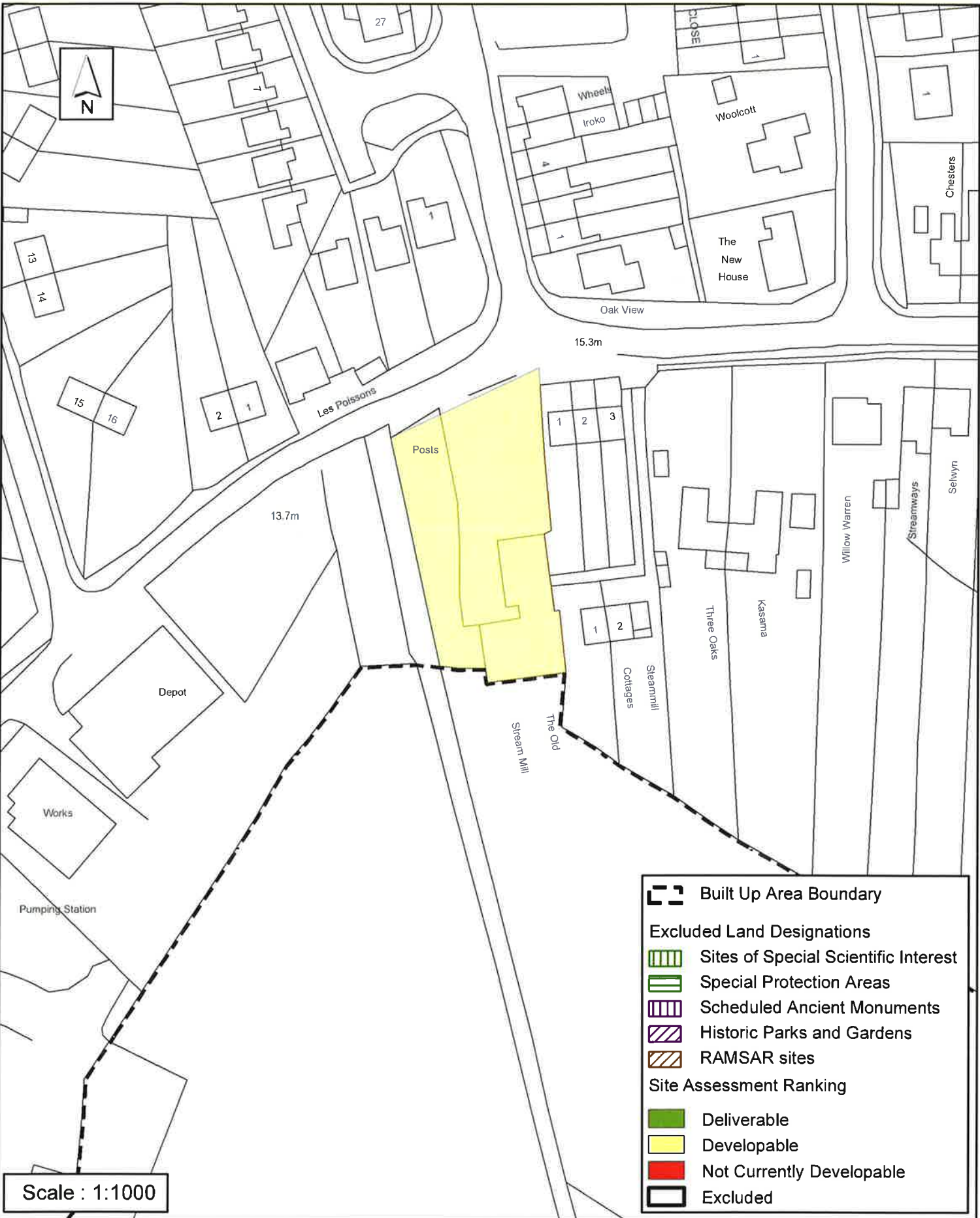
<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Lower Station Road		
<b>Years 6-10 Developable</b>	<input checked="" type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.16	<b>Suitable</b>	<input checked="" type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>		<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	8	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

**Justification**

This site has been allocated for housing and commercial uses through the Henfield Neighbourhood Development Plan. The allocation is for 8 units to be delivered in the planning period up to 2031. It is anticipated that the site will come forward in the second quarter of the plan period and will comprise a mixture of housing and commercial units suitable for small start up businesses. As such the site is considered developable 6-10 years and a scheme of this size would likely be delivered in a single phase.

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



**Horsham District Council**

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

Chris Lyons : Director of Planning, Economic Development & Property



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**Parish****Henfield**

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**SHLAA Reference** SA065 **Site Name** Land at Wantley Hill

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

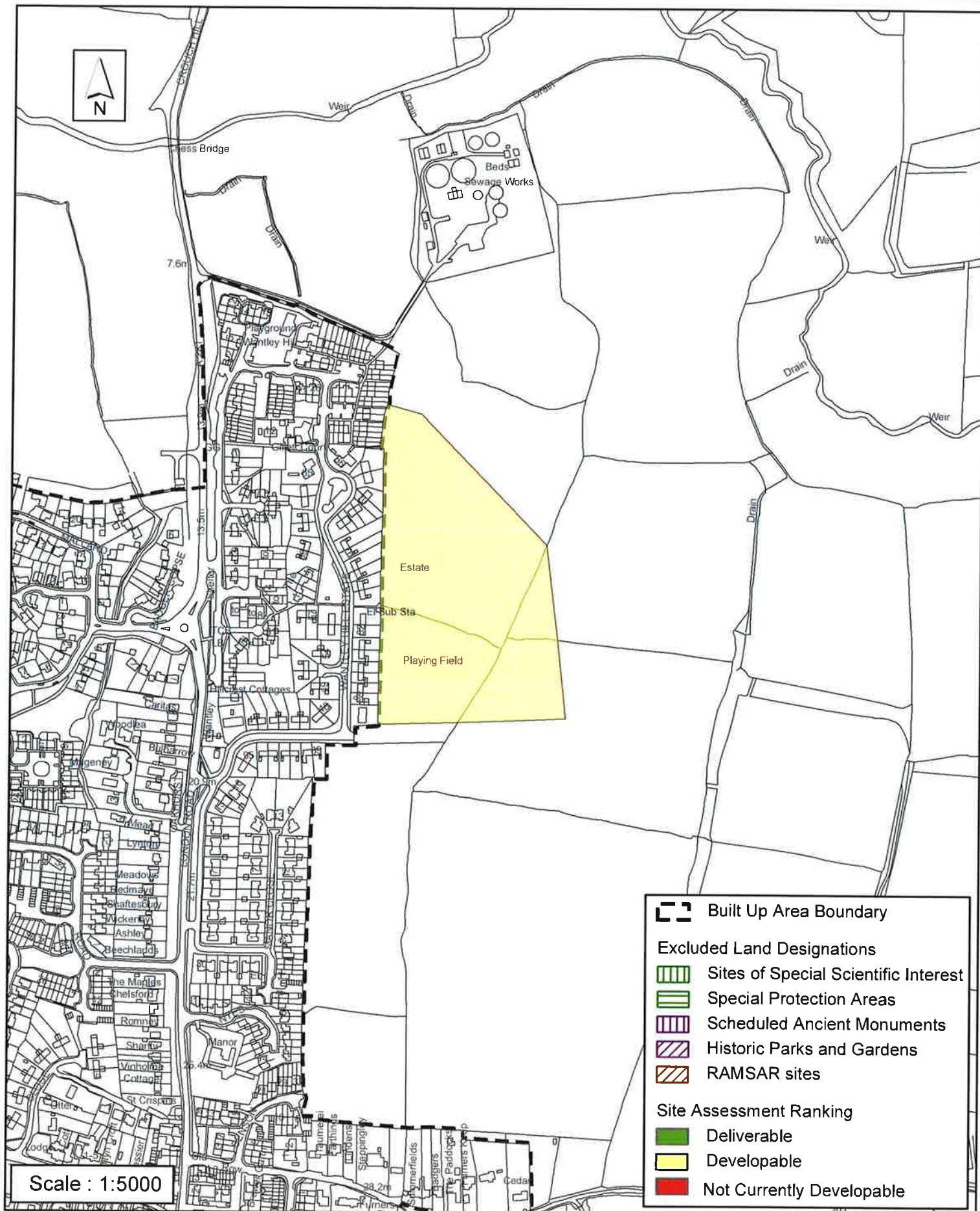
**Justification**

This site has been allocated for residential development through the Henfield Neighbourhood Development Plan. The allocation, for 40 dwellings is to be delivered in the planning period up to 2031. The site is publicly owned and can be released for development in the third quarter of the plan period when development at Manor Close (SA160) has been completed. Access will be obtained from the south of the site joining onto the existing road network. The site is therefore considered developable 11+ years and a scheme of this size would likely be delivered in a single phase.

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

# SA - 065 :Land East of Wantley Hill, Henfield



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Date: 31/03/2014

Revision: 26/10/2015

## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

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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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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Nep Town Road		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input checked="" type="checkbox"/>	<b>Site Area (ha)</b>	0.249	<b>Suitable</b>	<input checked="" type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	12	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

**Justification**

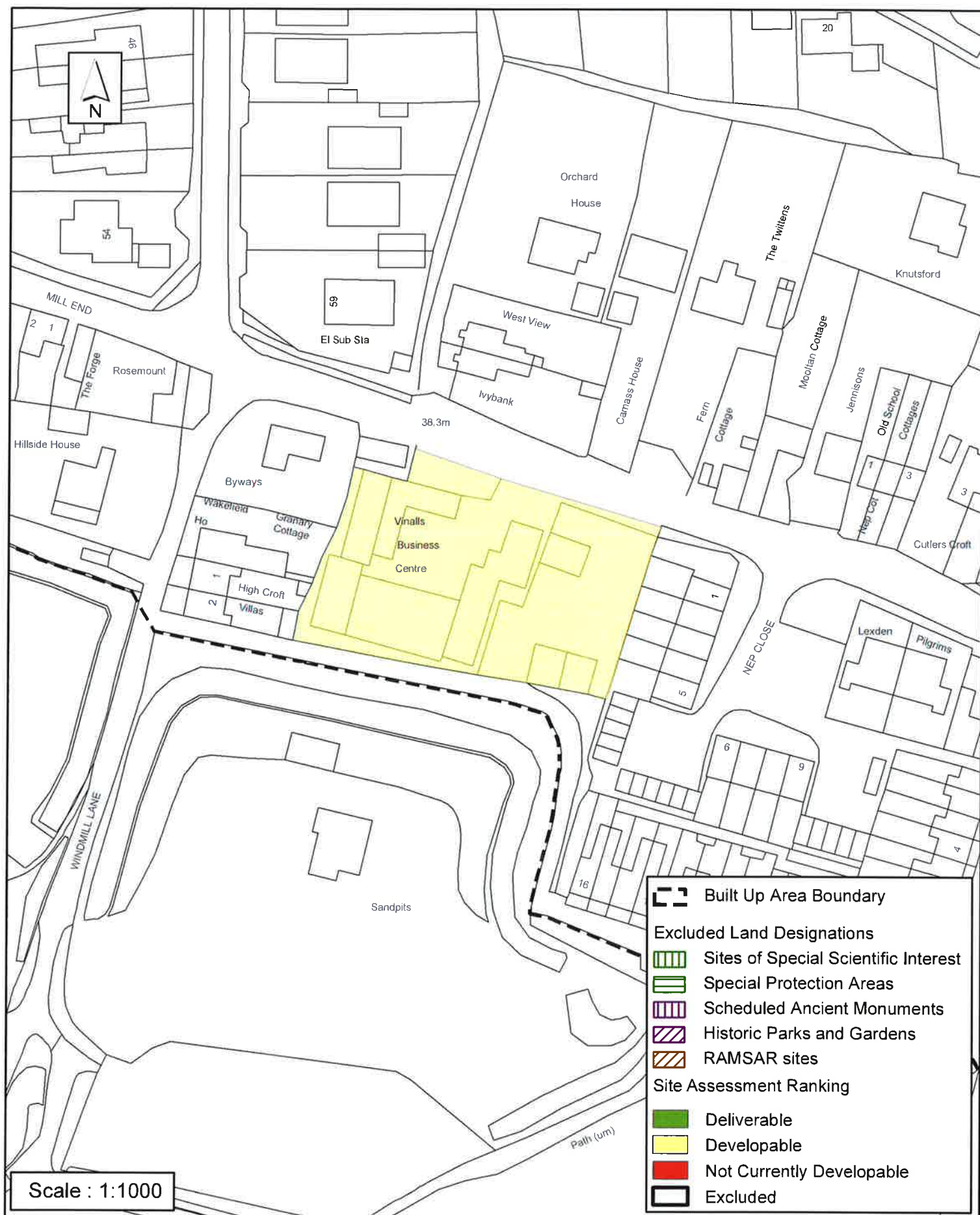
This site has been allocated for residential development through the Henfield Neighbourhood Development Plan. The allocation is for 12 units to be delivered in the planning period up to 2031. The site is currently in commercial use but it has been indicated that it will become available in the second quarter of the plan period when the current businesses will have the opportunity to relocate to the Henfield Business Park. There are some structures onsite which would require demolition. As such the site is considered developable 11+ years.

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



# SA-446 : Vinall Business Centre and NR Motorworks, Nep Town Road, Henfield



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Date: 26/10/2015

Revision: 21/12/2015

## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

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<b>Parish</b>	<b>Henfield</b>
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<b>SHLAA Reference</b>	<b>SA005</b>	<b>Site Name</b>	<b>Land north of Furners Lane</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Furners Lane, Henfield	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>			
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	16	<b>Suitable</b> <input checked="" type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b> <input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b> <input type="checkbox"/>
				<b>Viable</b> <input type="checkbox"/>

**Justification**

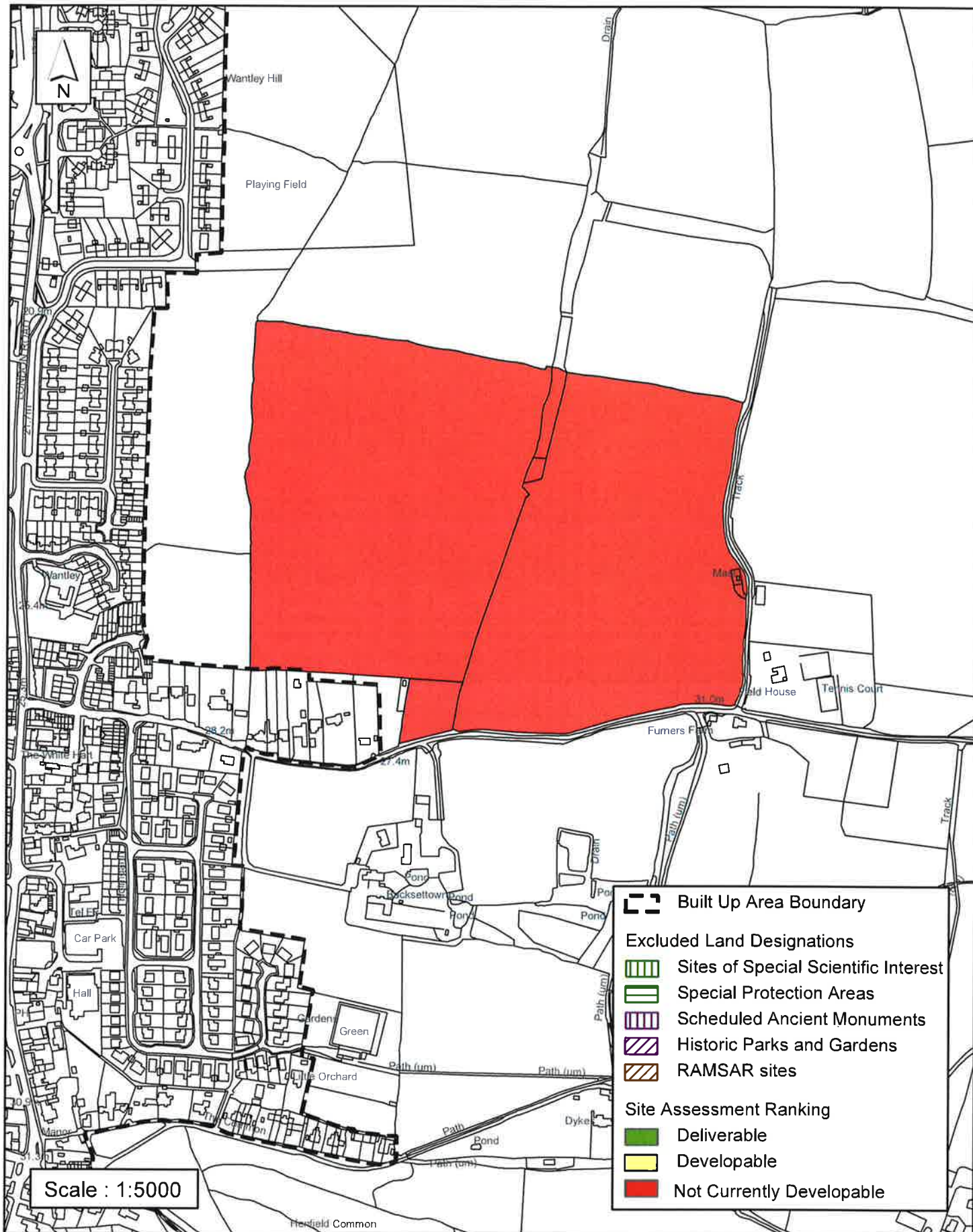
The landowner has expressed an interest to develop the site meaning it is available. It is also located adjacent to the East of Manor Close (Wantley Hill Estate) development (DC/13/1266) meaning it is contiguous with the settlement edge of Henfield and could be considered suitable. Potential access exists via the Wantley Hill Estate subject to the approval of a reserved matters application. That said, development in this location would significantly extend the urban area of Henfield into the open countryside and would create additional pressure on the surrounding land for further development. The site has also not been allocated in the Made Henfield Neighbourhood Development Plan, meaning that whilst the District has a current 5YHLS it is unlikely to be achievable and is considered Not Currently Developable at the present time.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 005 : Land north of Furners Lane, Henfield



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## Horsham District Council

Park North, North Street, Horsham,  
West Sussex. RH12 1RL  
Head of Strategic & Community Planning, Jill Scarfield



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<b>Parish</b>	<b>Henfield</b>
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<b>SHLAA Reference</b>	<b>SA017</b>	<b>Site Name</b>	<b>Land at Backsettown Farm</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Furners Lane, Henfield		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	4.2	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

**Justification**

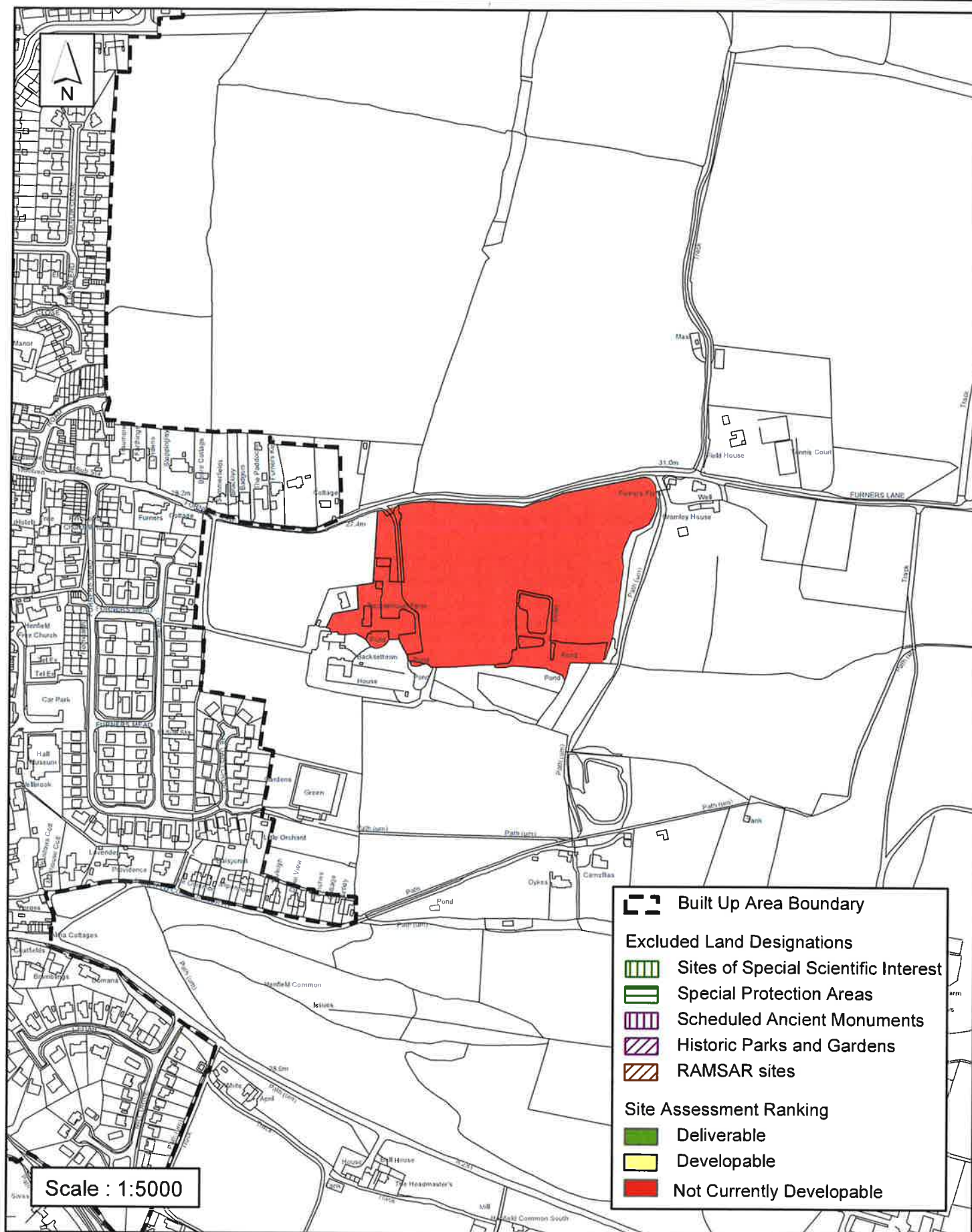
Development on this site in isolation would not be appropriate given its relatively isolated located away from the main built area of Henfield. The site is also constrained by natural features such as woodland together with the character of the existing properties and the nearby listed building.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 017 : Land at Backsettown Farm, Furners Lane, Henfield



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## Horsham District Council

Park North, North Street, Horsham,  
West Sussex. RH12 1RL  
Head of Strategic & Community Planning, Jill Scarfield

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<b>Parish</b>	<b>Henfield</b>
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<b>SHLAA Reference</b>	<b>SA035</b>	<b>Site Name</b>	Land to the rear of Hollands Lane
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>			
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	2.113	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

**Justification**

The landowner has expressed an interest in developing the site meaning the site is available. The site is adjacent to some industrial units which could impact the suitability of the site for residential use. In addition Japanese Knotweed has been found onsite which could impact viability. The site has also not been identified in the Henfield Neighbourhood Development Plan. At present the site is considered Not Currently Developable.

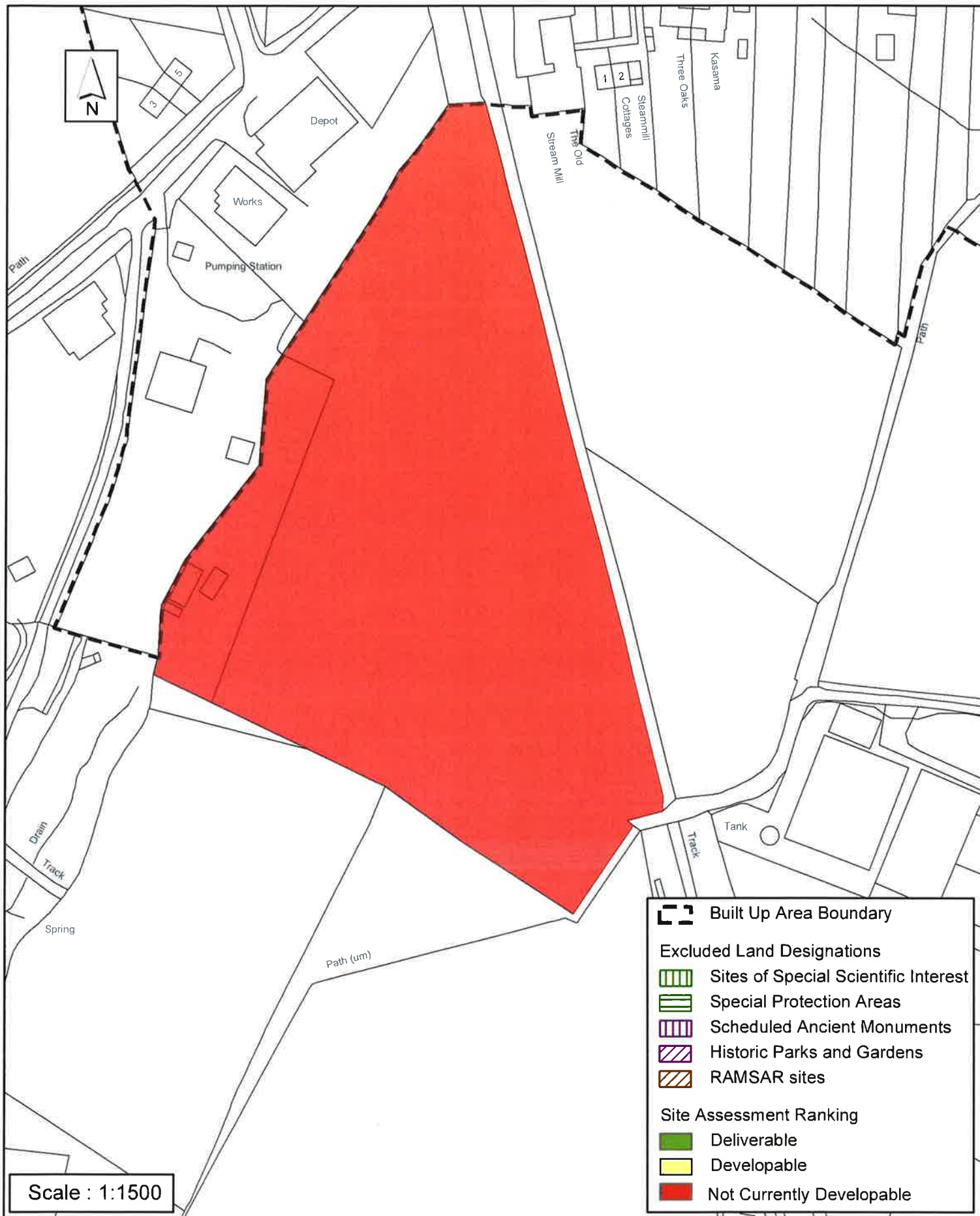
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA-035: Land to the rear of Hollands Lane, Henfield



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Date: 09/07/2015

Revision: 26/10/2015

## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

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<b>Parish</b>	<b>Henfield</b>
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<b>SHLAA Reference</b>	<b>SA126</b>	<b>Site Name</b>	<b>Paddock Wood</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Paddock Wood, Shoreham Road, Henfield		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	2.4	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

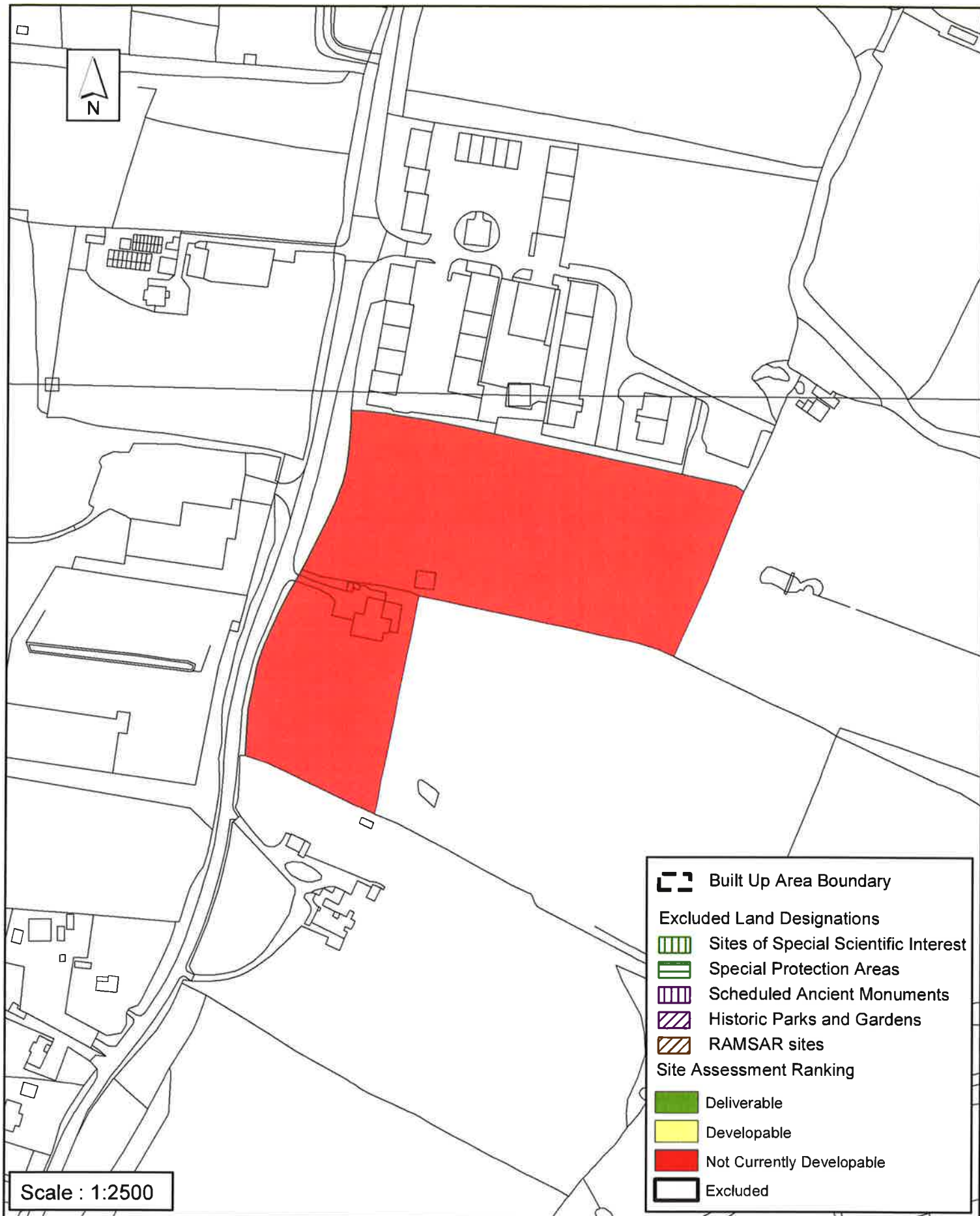
**Justification**

The site is located in an isolated rural location and unrelated to the Built Up Area and is therefore defined as not currently developable.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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<b>Parish</b>	<b>Henfield</b>
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<b>SHLAA Reference</b>	<b>SA317</b>	<b>Site Name</b>	<b>Sandgate Nursery</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	West End Lane, Henfield		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	3.7	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input checked="" type="checkbox"/>

**Justification**

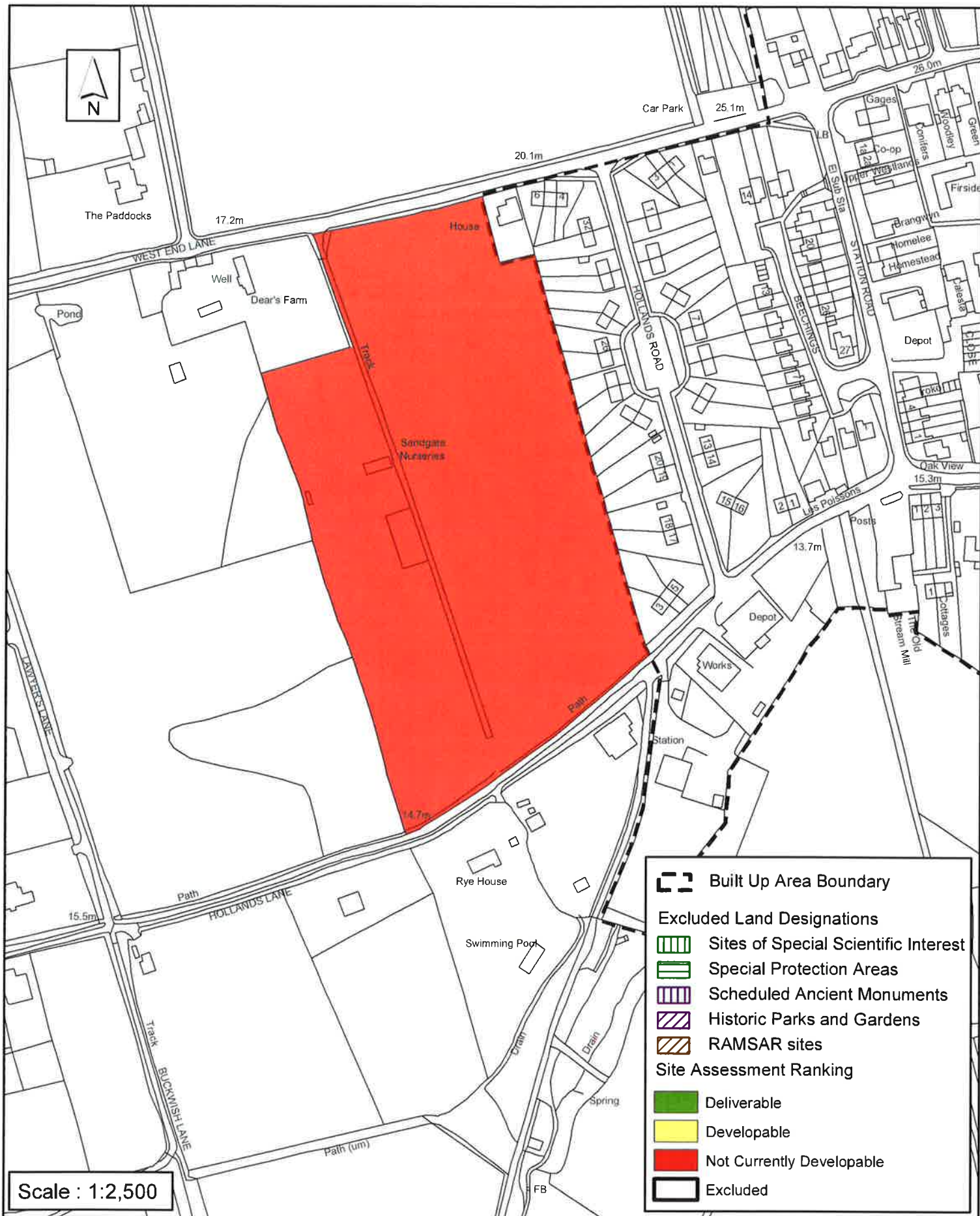
The site adjoins the existing built form of Henfield and is relatively well screened, however it is accessed from West End Lane which is very rural in character and may be a constraint to development. Development in this location would also extend the built form of the village westward. An application for 72 dwellings was submitted on this site in 2014 (DC/14/0588) but refused on the grounds of its countryside location and impact on the setting of Deer Park Farm/ Camelia Cottage Grade II Listed Building. This impact was considered to be significant, unacceptable and irreversible. The site is also not identified in the Henfield Neighbourhood Development Plan. Due to these constraints, the site is considered Not Currently Developable.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 317: Sandgate Nursery, Henfield



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Date: 09/01/2013

Revision: 28/07/2016

## Horsham District Council

Parkside, Chart Way, Horsham  
West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property

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**Parish****Henfield**

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**SHLAA Reference** SA358 **Site Name** Land Adjacent to Westlands

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land Adjacent to Westlands, West End Lane		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	1.55	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

**Justification**

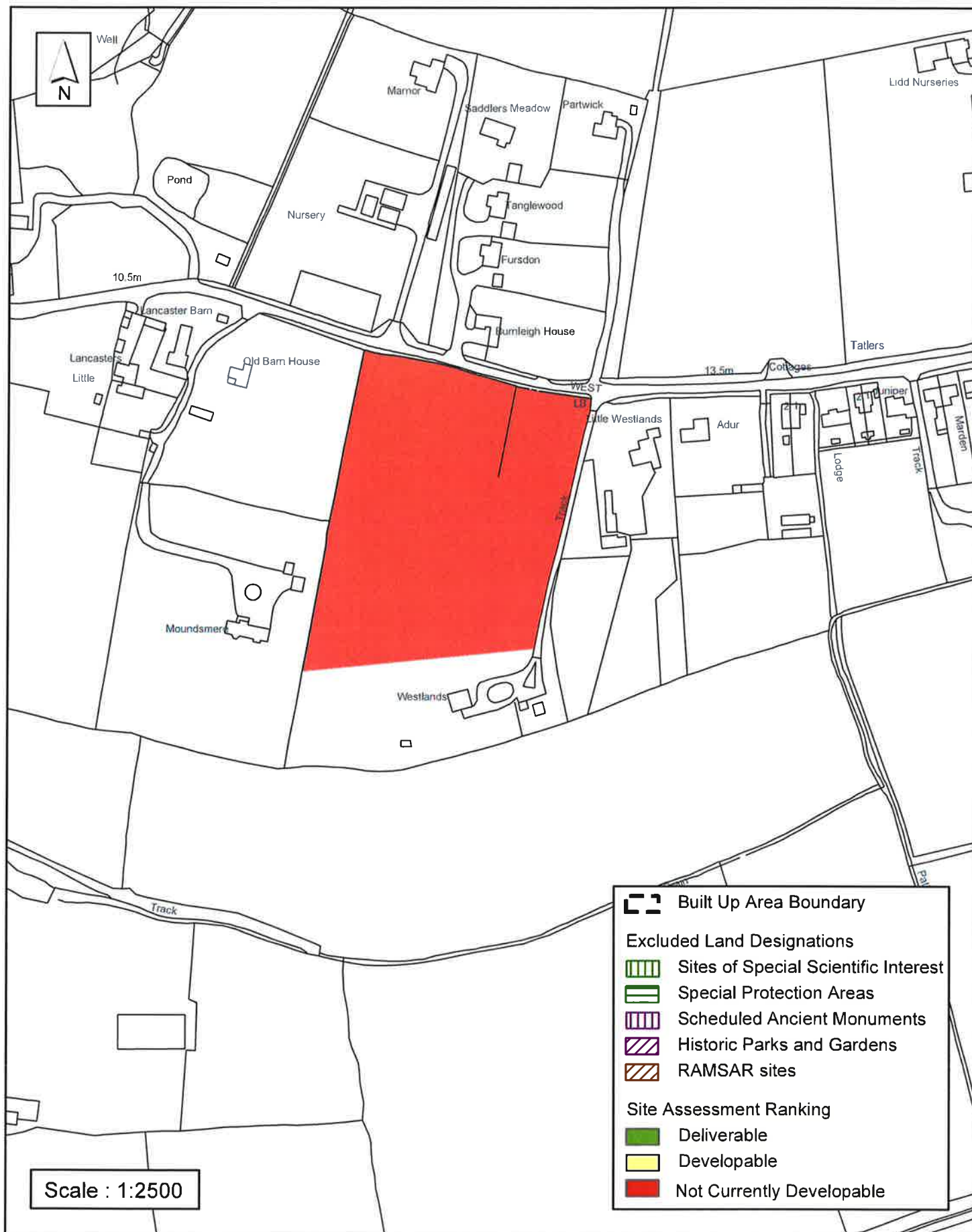
The site is located in an isolated rural location and unrelated to the settlement edge and is considered unsustainable and defined as Not Currently Developable.

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



# SA - 358: Land Adjacent to Westlands, West End Lane, Henfield



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## Horsham District Council

Park North, North Street, Horsham,  
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Head of Strategic & Community Planning, Jill Scarfield

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<b>Parish</b>	<b>Henfield</b>
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<b>SHLAA Reference</b>	<b>SA487</b>	<b>Site Name</b>	<b>Land south of Hollands Lane</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land south of Hollands Lane	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>			
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.75	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Both	<b>Available</b> <input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b> <input type="checkbox"/>
				<b>Viable</b> <input type="checkbox"/>

**Justification**

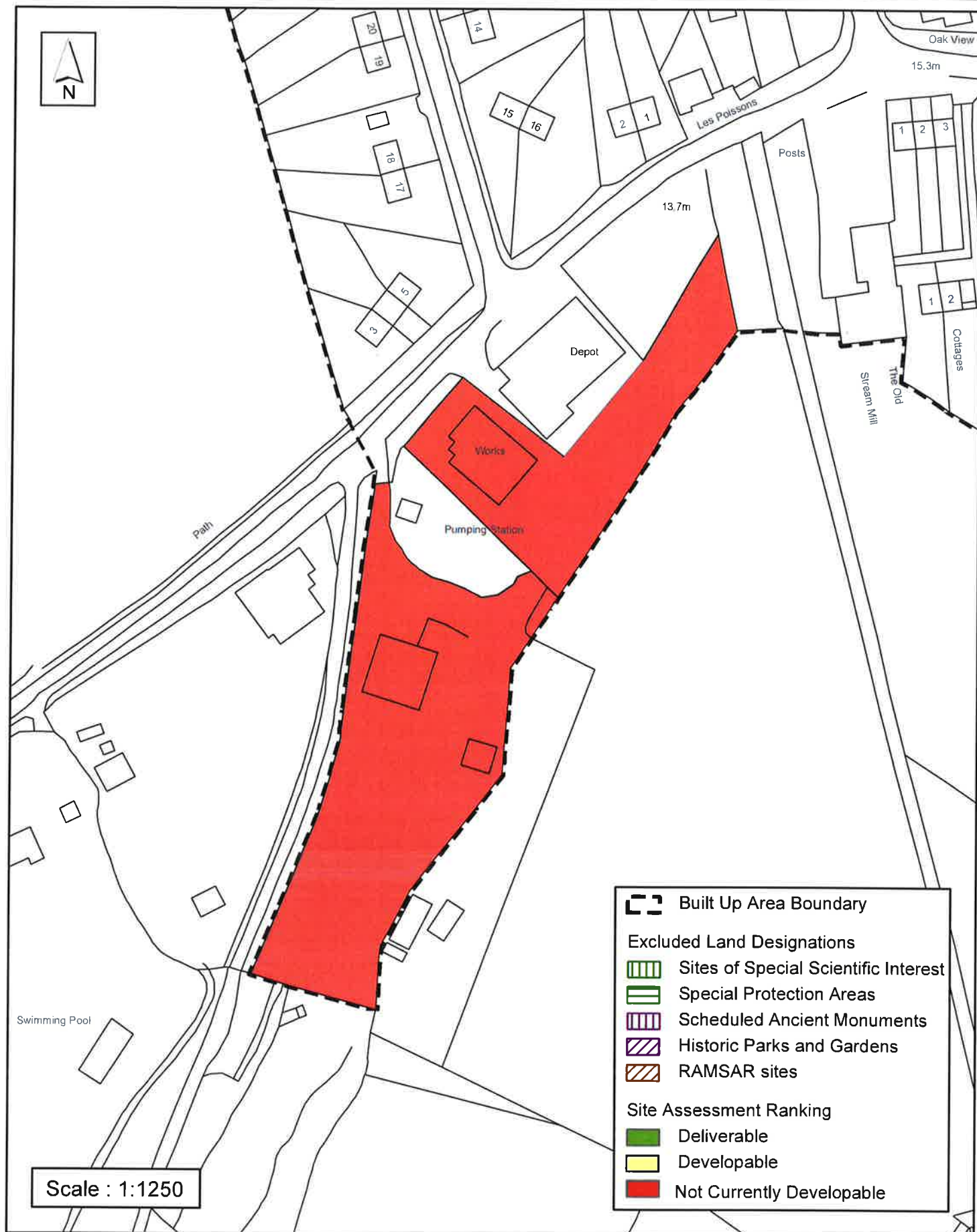
The land south of Hollands Lane site is deemed unsuitable for residential development, as there may be contamination issues that have to be overcome. Redevelopment of the site for residential use would also result in the loss of an employment use on the site, therefore the site is considered not currently developable.

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



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## Horsham District Council

Park North, North Street, Horsham,  
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Head of Strategic & Community Planning, Jill Scarfield



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**Parish****Henfield**

---

**SHLAA Reference** SA496 **Site Name** Land around West End Lane

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land to the north and south of West End Lane		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	8.3	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

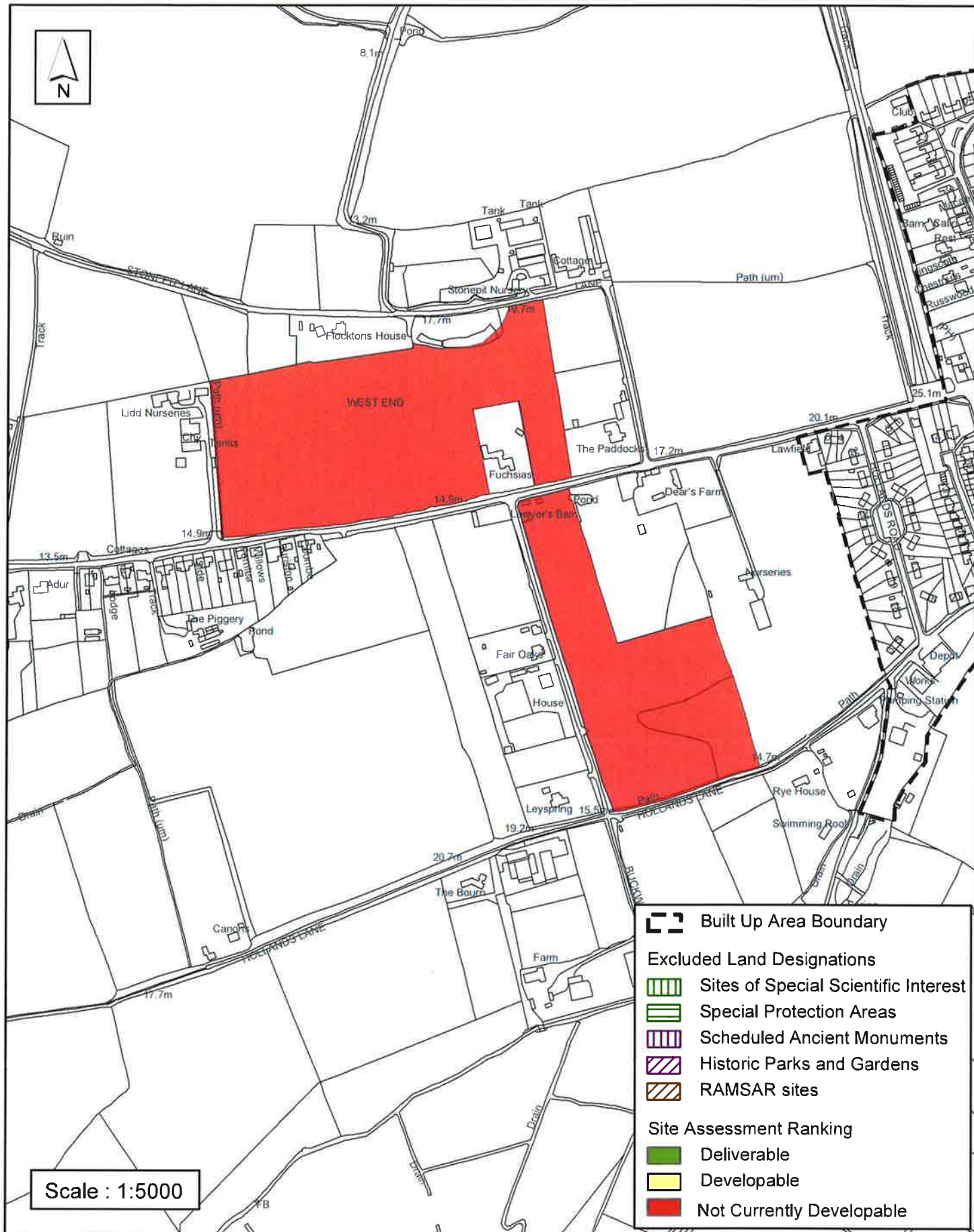
**Justification**

The site is in a rural location, beyond the village boundary. Residential development on this site would extend the settlement into the rural area and impact on the rural setting of the area. As such the site is considered unachievable at the present time and considered Not Currently Developable.

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

# SA-496 : Land around West End Lane, Henfield



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Date: 07/04/2015

Revision: 24/08/2015

## Horsham District Council

Parkside, Chart Way, Horsham  
West Sussex RH12 1RL.  
Chris Lyons : Director of Planning, Economic Development & Property

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<b>Parish</b>	<b>Henfield</b>
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<b>SHLAA Reference</b>	<b>SA538</b>	<b>Site Name</b>	<b>Land West of Shoreham Road</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land West of Shoreham Road, South of New Hall Lane, Small Dole	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>			
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	5.47	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>		<b>Available</b> <input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b> <input type="checkbox"/>
				<b>Viable</b> <input type="checkbox"/>

**Justification**

The site is contiguous with the settlement edge of Small Dole which is classified as a smaller village with limited services and facilities in the HDPF. The site is also in a very prominent position affording views from the SDNP to the south and east. An application for 60 dwellings (DC/15/0353) was submitted in 2015 and refused on the grounds that it did not integrate well with the existing settlement. A small amount of development may be acceptable in the longer term, if considered as part of the Henfield Neighbourhood Plan, however as it is not allocated in the existing plan and the threshold of development is likely to be below 6 units, the site is assessed as Not Currently Developable.

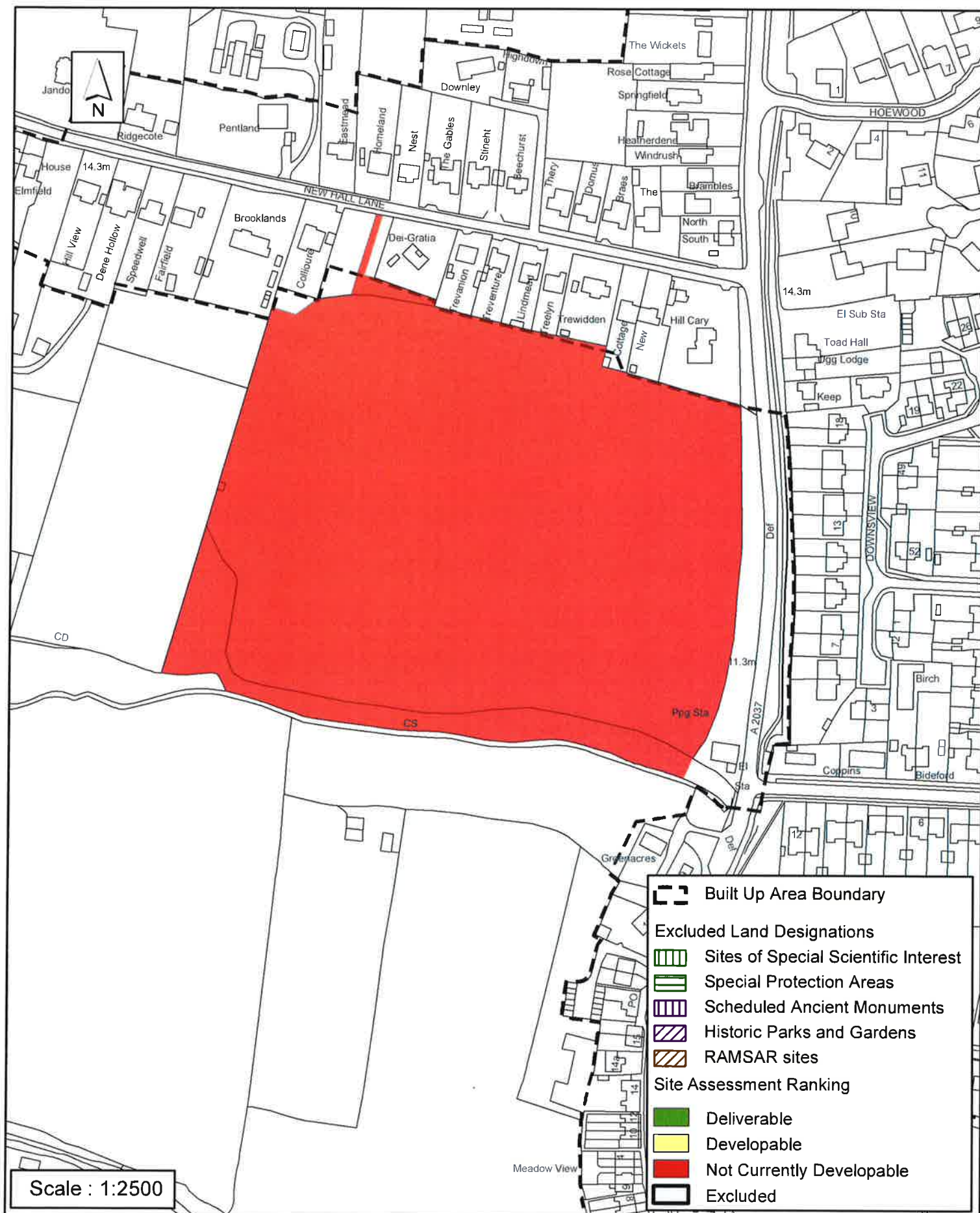
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA-538 : Land West of Shoreham Road, Henfield



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Date: 29/10/2015

Revision:

## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

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<b>Parish</b>	<b>Henfield</b>
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<b>SHLAA Reference</b>	<b>SA542</b>	<b>Site Name</b>	<b>The Paddock, Dears Farm</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Dears Farm, West End Lane, Henfield		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	1.35	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input checked="" type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

**Justification**

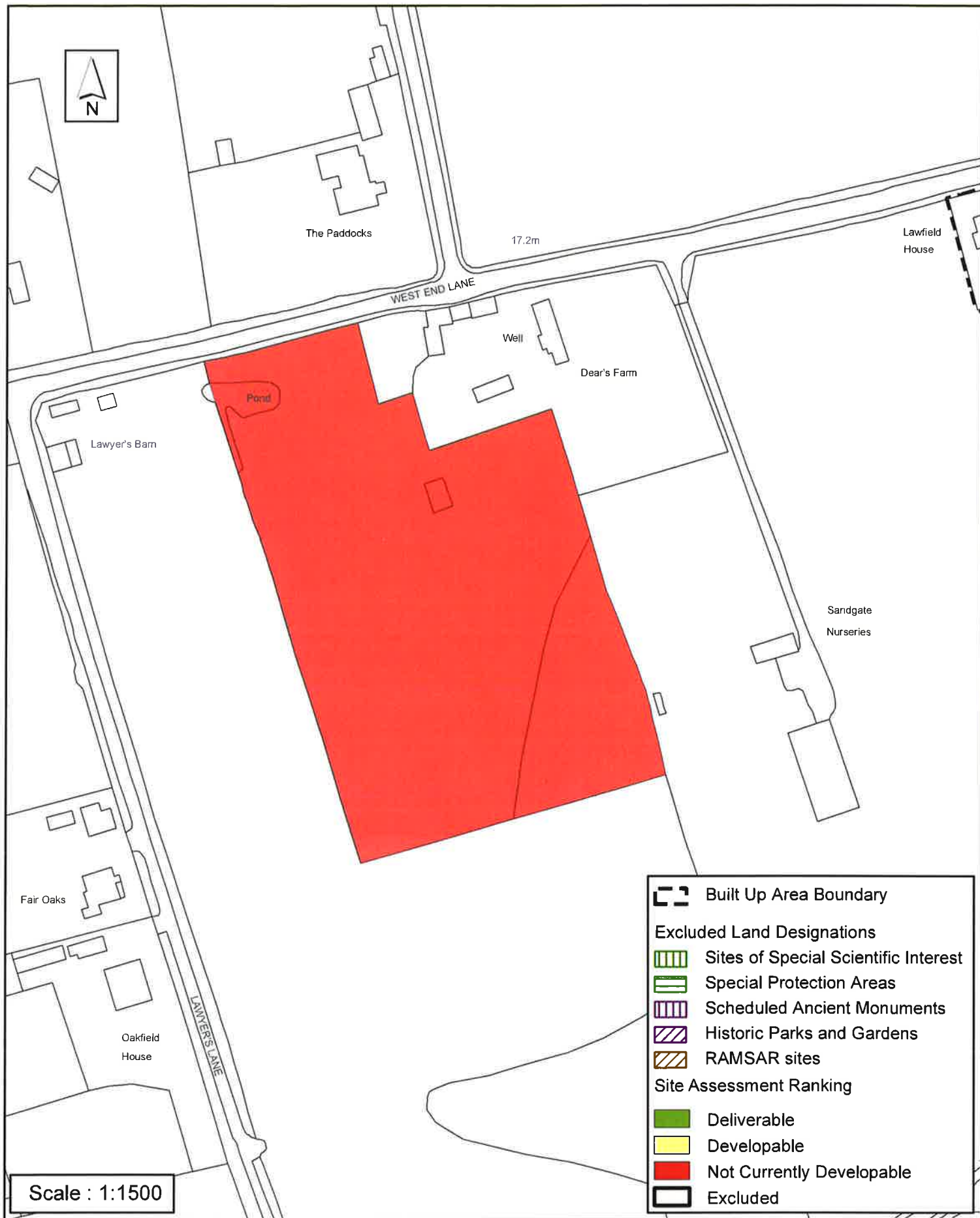
The site has been put forward for the consideration of self build units by the landowner and as such is considered available for development. The site is however unrelated to the BUAB of Henfield meaning it is a countryside location and would not be compliant with Policy 4 of the HDPF. The site would also be accessed from West End Lane which is very rural in character and may be a constraint to development. An application for 72 units on the adjacent site (SA317) was refused on the grounds of its countryside location and impact on the Grade II listed Camellia Cottage/Deer Park Farm. As this site is also adjacent to these structures, the impact is likely to be similar. The site is therefore considered Not Currently Developable.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 542 : The Paddock, Dears Farm, Henfield



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Date: 09/06/2016

Revision:

## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property



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<b>Parish</b>	<b>Henfield</b>
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<b>SHLAA Reference</b>	<b>SA571</b>	<b>Site Name</b>	<b>Stretham Farm</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Stretham Farm, West Mill lane, Small Dole		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	1.2	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

**Justification**

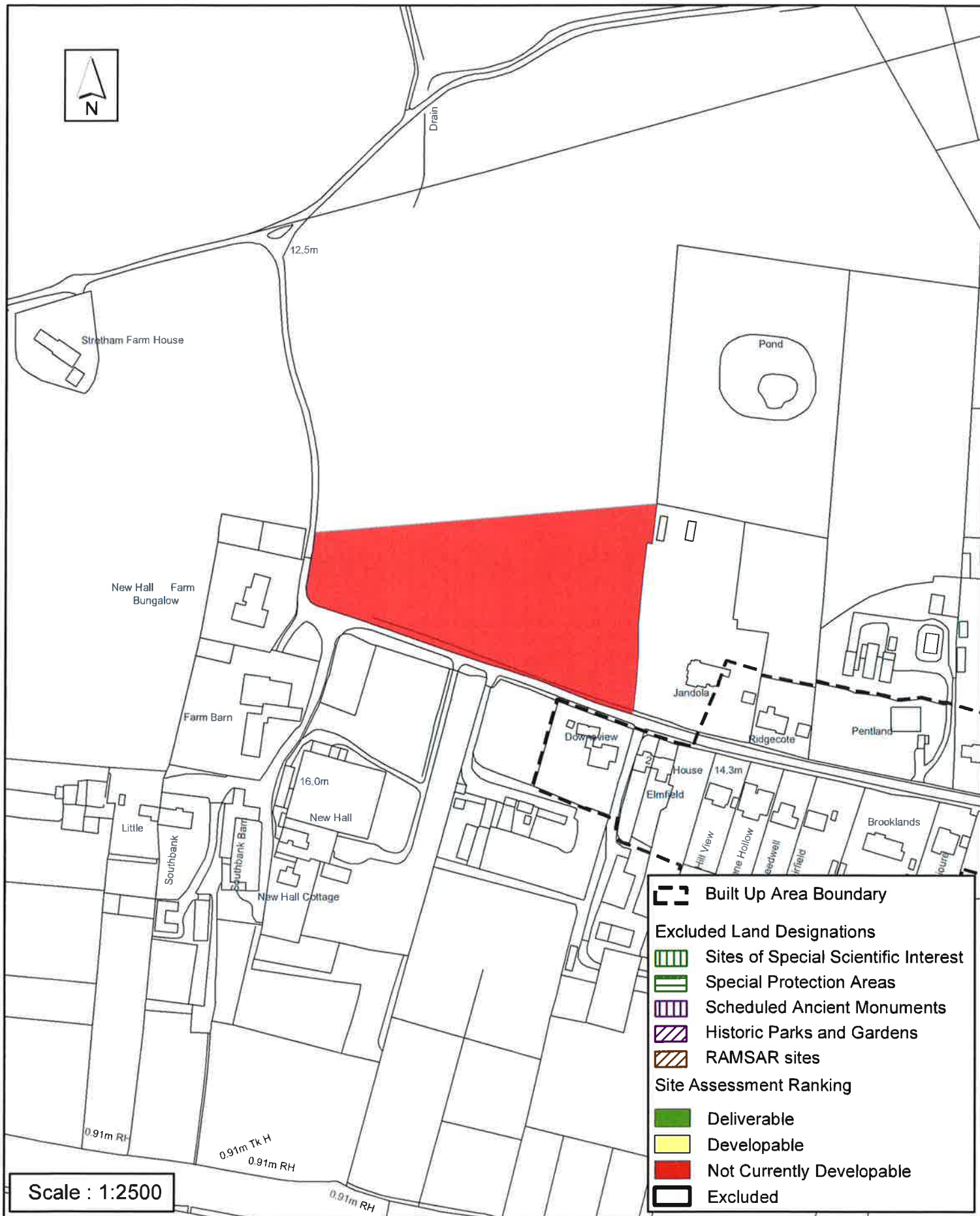
The site is in a rural location away from the settlement edge of Small Dole. Access to the site is via New Hall Lane, a country lane which can become congested, As such it is unlikely to be suitable for larger scale development without significant improvements. A secondary access via West Mill Lane exists, however this is via a hidden bend from the A2307, meaning it is also unlikely to be suitable. The views of WSCC as Highways Authority would need to be sought. There may be potential for some small scale linear development to mirror the low density housing already on New Hall Lane, however this would not be sufficient to match the threshold considered within the SHELAA assessment. As such the site is considered Not Currently Developable.

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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA-571 : Stretham Farm, West Mill Lane, Small Dole, Henfield



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Date: 29/10/2015

Revision:

## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

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<b>Parish</b>	<b>Henfield</b>
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<b>SHLAA Reference</b>	<b>SA572</b>	<b>Site Name</b>	<b>Land to the south of West Mill Lane</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Small Dolle, Henfield		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.87	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input checked="" type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

**Justification**

The landowner has expressed an interest to develop the site, meaning the land is available. However it is located in a countryside location away from the built up area boundary of Small Dole. Accessibility is also a concern as the access on to West Mill Lane, from the A2307 (Shoreham Road) is on a sharp bend, the lane is also narrow meaning access considerations would need to be agreed with WSCC. A small amount of linear development may be suitable along the A2307 roadside, however this area of the site is not big enough to accommodate the threshold of development considered in the SHELAA. Because of these reasons the site is considered not currently developable at present.

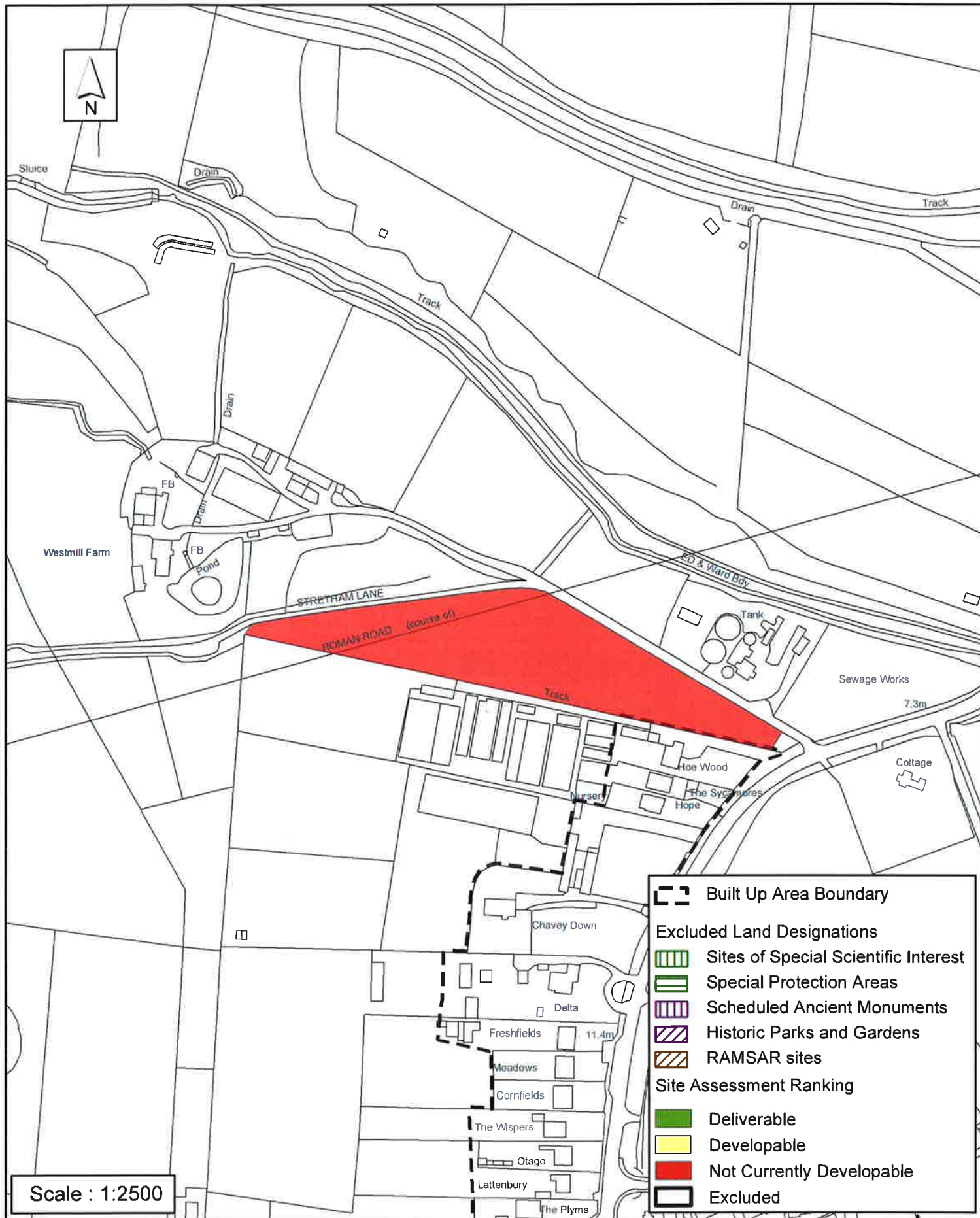
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<b>Excluded Site</b>	<input type="checkbox"/>	<b>Exclusion Reason</b>
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA-572 : Land South of West Mill Lane, Small Dole, Henfield



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Date: 29/10/2015

Revision:

## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

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<b>Parish</b>	<b>Henfield</b>
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<b>SHLAA Reference</b>	<b>SA154</b>	<b>Site Name</b>	<b>Parsonage Farm</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Deer Park, Henfield		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	6	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

**Justification**

The site is assessed as 1 - 5 deliverable. DC/11/0787. PERMITTED Residential development comprising 130 dwellings and provision of open space, development is ongoing.

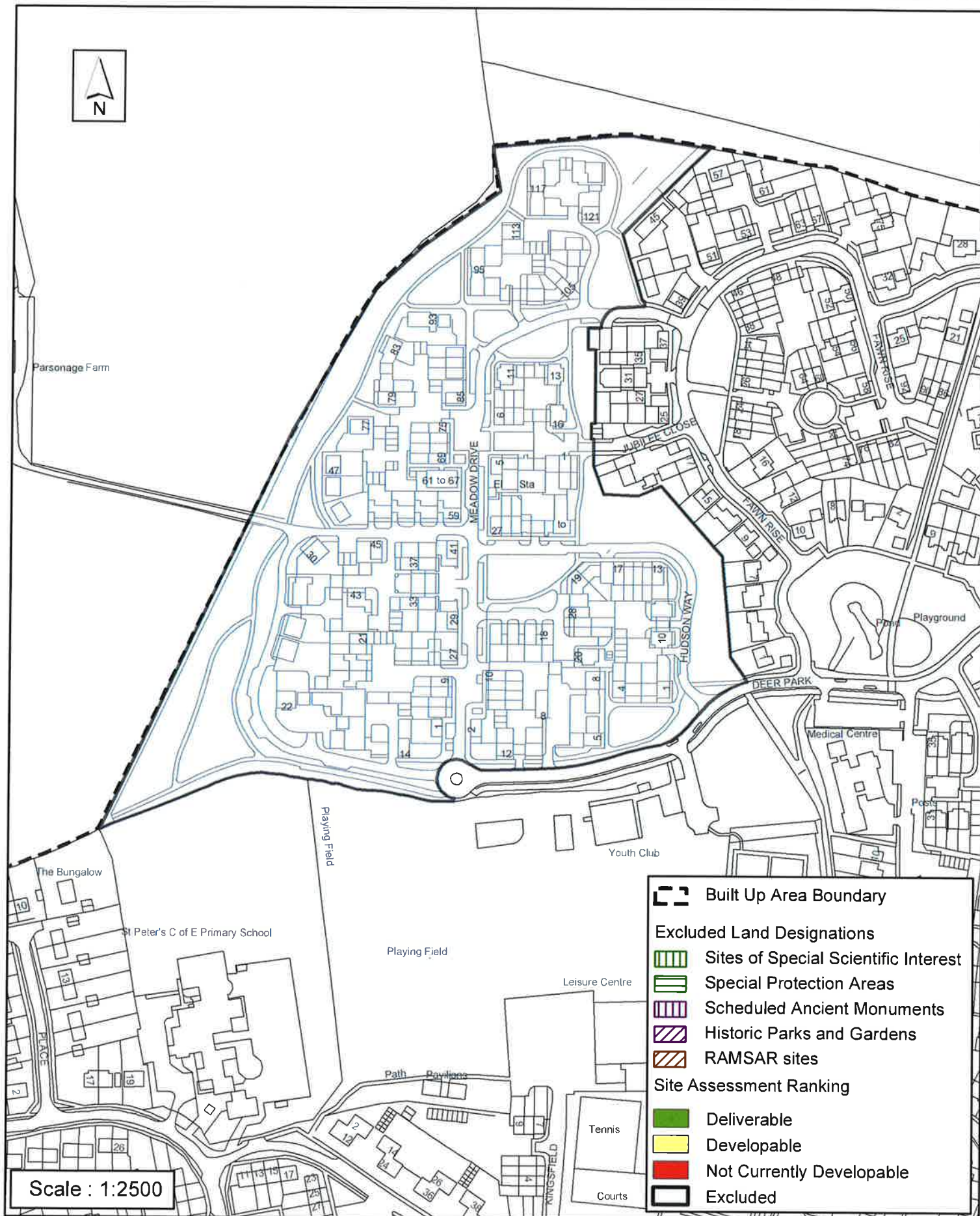
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<b>Excluded Site</b>	<input checked="" type="checkbox"/>	<b>Exclusion Reason</b>	COMPLETE
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>
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# SA - 154 : Parsonage Farm, Deer Park, Henfield



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Date: 31/03/2014

Revision: 29/10/2015

## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property



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<b>Parish</b>	Henfield
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<b>SHLAA Reference</b>	SA194	<b>Site Name</b>	Henfield Business Park
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Shoreham Road, Henfield		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.1	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	PDL	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

**Justification**

No Map

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<b>Excluded Site</b>	<input checked="" type="checkbox"/>	<b>Exclusion Reason</b>	This site is considered for commercial use and is therefore excluded from the residential assessment
<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>	

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<b>Parish</b>	Henfield
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<b>SHLAA Reference</b>	SA396	<b>Site Name</b>	Manor Close
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Land East of Manor Close, Henfield		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	4.21	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

**Justification**

No Map

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<b>Excluded Site</b>	<input checked="" type="checkbox"/>	<b>Exclusion Reason</b>	Duplication site already assessed in SA160
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>	
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**Parish****Henfield**

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**SHLAA Reference** SA418 **Site Name** SE Tyres

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	High Street	
<b>Years 6-10 Developable</b>	<input type="checkbox"/>			
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	0.24	<b>Suitable</b> <input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b> <input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b> <input type="checkbox"/>
				<b>Viable</b> <input type="checkbox"/>

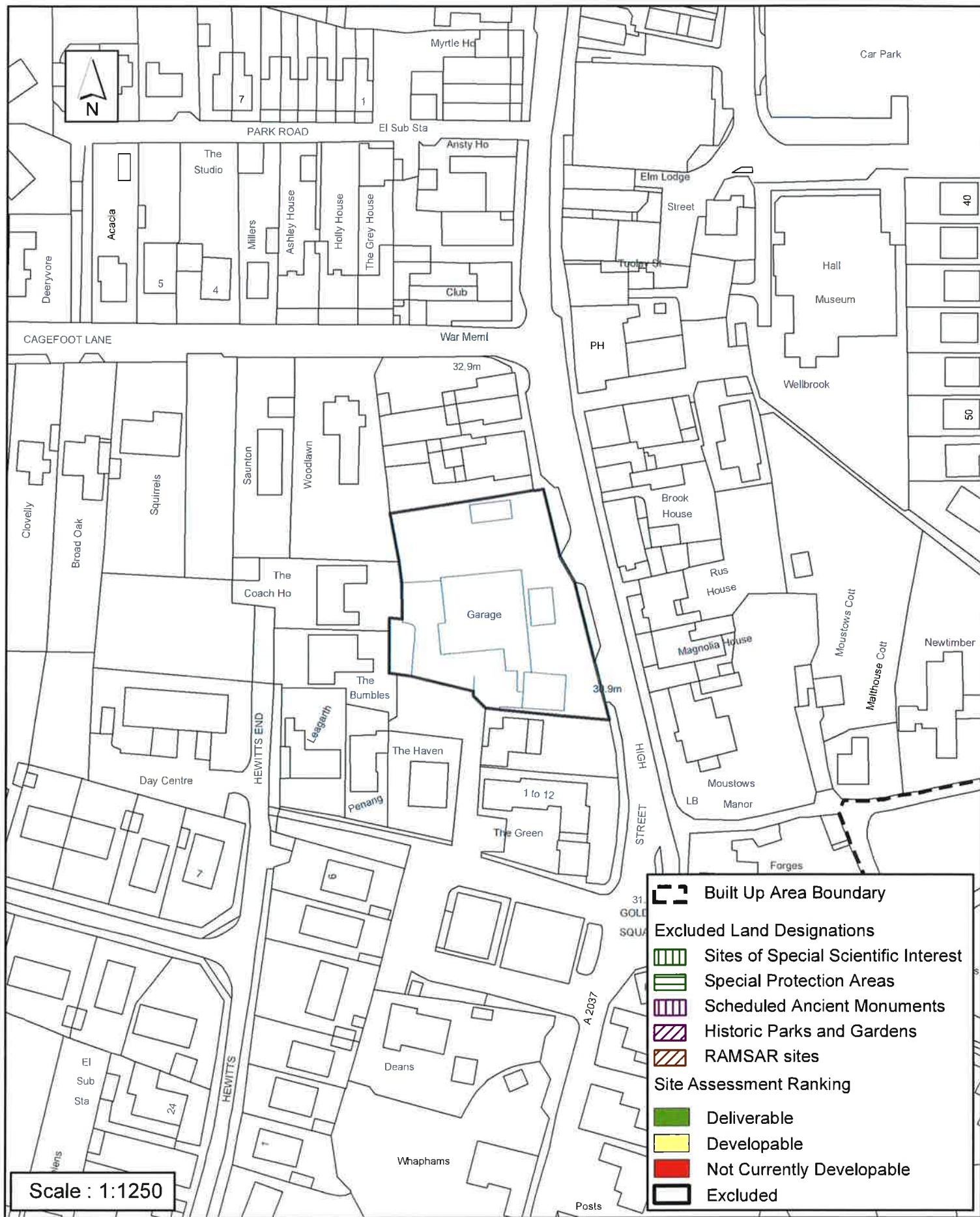
**Justification**

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<b>Excluded Site</b>	<input checked="" type="checkbox"/>	<b>Exclusion Reason</b>	The developable area of this site will not be sufficient to deliver the necessary 6 unit threshold to be considered within the SHELAA. The site is therefore excluded.
<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>	



SA-418 : SE Tyres, High Street, Henfield



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Date: 26/10/2015

Revision: 11/04/2016

**Horsham District Council**

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

Chris Lyons : Director of Planning, Economic Development & Property

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<b>Parish</b>	<b>Henfield</b>
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<b>SHLAA Reference</b>	<b>SA481</b>	<b>Site Name</b>	<b>Unit 2 Edburton Contractors Limited</b>
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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Shoreham Road, Henfield		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	1.65	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>		<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

**Justification**

NO MAP

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<b>Excluded Site</b>	<input checked="" type="checkbox"/>	<b>Exclusion Reason</b>	This site has been considered for employment use and as such is excluded from the residential assessment
<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>	

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**Parish****Henfield**

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**SHLAA Reference** SA631 **Site Name** Land north of Furners Lane (smaller site)

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<b>Years 1-5 Deliverable</b>	<input type="checkbox"/>	<b>Site Address</b>	Furners Lane, Henfield		
<b>Years 6-10 Developable</b>	<input type="checkbox"/>				
<b>Years 11+</b>	<input type="checkbox"/>	<b>Site Area (ha)</b>	8.5	<b>Suitable</b>	<input type="checkbox"/>
<b>Not Currently Developable</b>	<input type="checkbox"/>	<b>Greenfield/PDL</b>	Greenfield	<b>Available</b>	<input type="checkbox"/>
		<b>Site Total</b>	0	<b>Achievable</b>	<input type="checkbox"/>
				<b>Viable</b>	<input type="checkbox"/>

**Justification**

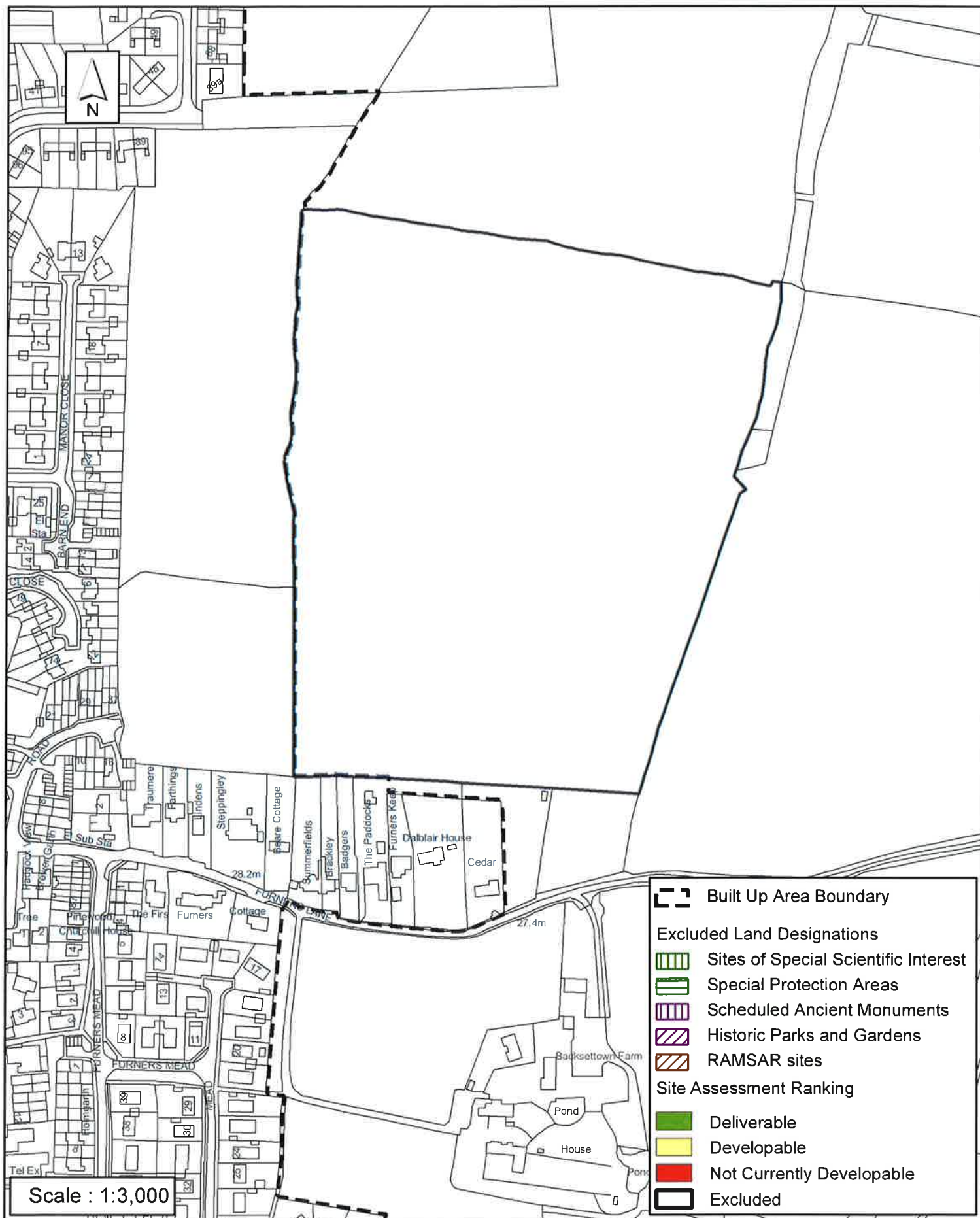
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<b>Excluded Site</b>	<input checked="" type="checkbox"/>	<b>Exclusion Reason</b>	Duplication site assessed as part of wider site area considered under SA005.
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<b>Lapsed PP</b>	<input type="checkbox"/>	<b>Date</b>	
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# SA - 631 : Land North of Furners Lane (smaller site), Henfield



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Date: 16/06/2016

Revision:

## Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property