

Henfield Neighbourhood Plan Site Assessment

Prepared for Henfield Parish Council by Claire Tester of Plan4Localism
working with Action in rural Sussex

Version for Regulation 15 Submission October 2019

Contents

	Page
1.0 Introduction	3
2.0 Front Sheet of Site Assessments	4
3.0 Detailed Site Assessment Tables	5
4.0 Map of Sites	9
5.0 Site Assessments	10 onwards

1.0 Introduction

- 1.1 This Site Assessment is part of the evidence base for the Henfield Neighbourhood Development Plan. The sites assessed are those that the Parish Council is aware of through previous work, resulting from the 'Call for Sites' from 22nd August 2017 until 6th October 2017 and from the representations made to the Regulation 14 consultation in June/July 2019. A minimum threshold of six dwellings for residential sites was set in order to be consistent with other similar assessments such as the Horsham District Council's Strategic Housing and Economic Land Availability Assessment (SHELAA).
- 1.2 The Site Assessment is not planning policy and the Parish Council is not bound to accept its conclusions. The information contained in the assessments is believed to be accurate at the time of production, however it may change over time or be a matter of planning judgement that others may disagree with.
- 1.3 When the Neighbourhood Plan undergoes public consultation landowners, developers and other interested people will have an opportunity to challenge or provide updated evidence to inform this Site Assessment, which will be reviewed as necessary.
- 1.4 This Site Assessment should be read alongside the Sustainability Appraisal carried out by EnPlan on behalf of Horsham District Council and the Addendum to it carried out by Horsham District Council to accompany the submission Plan. This assesses the relative sustainability of the sites individually and also assesses reasonable alternatives of combinations of these sites. The individual summaries of sites from the Sustainability Appraisal have been included in these site assessments for completeness, although these are not available for all the sites as some were scoped out of the Sustainability Appraisal (see paragraphs 5.26-5.27 of that document for reasons).

2.0 Front Sheet of Site Assessments

- 2.1 Each detailed site assessment sheet is accompanied by a front sheet which summarises the detailed information and includes the conclusions of the Sustainability Appraisal. These sheets are in the following format:

Site Letter and Name	
Site Reference	HNP reference letter. SHELAA reference also used where relevant
Address	As provided by site promoter
Site Area (Ha)	As provided by site promoter or measured by Focus Group
Capacity (as proposed and at 30 dph for greenfield or 50dph for urban brownfield)	First figure is the number put forward by the site promoter and the second figure is calculated by the Focus Group.
Available?	As confirmed by the site promoter
Description	Brief factual description, site map and photograph.
Proposal	Development put forward by proposer including non-housing uses.
Planning History	Where relevant to proposal.
Conformity with Local Plan strategic policies	Assessment of compliance with most relevant strategic policies in the Horsham District Planning Framework (HDPF).
Opportunities	Potential opportunities for public benefits.
Constraints and Potential Mitigation	Summary of main constraints identified on detailed sheets and any potential to mitigate them.
Summary of Sustainability Appraisal	Taken from Sustainability Appraisal and Addendum where relevant

3.0 Detailed Site Assessment Tables

- 3.1 The tables used for the site assessment were recommended by Horsham District Council and provide a consistent way to record information about each site so that they can be compared on a level playing field.
- 3.2 The information used in the assessment tables was collated by the Henfield Neighbourhood Plan Housing Focus Group and the Planning Consultant. The following indicates the evidence sources and thought processes for entries under each category.

Current Use	As confirmed by the site promoter or observed by the Planning Consultant
Previous Uses	As confirmed by the site promoter
Surrounding Land Uses	As observed on site by the Planning Consultant and checked from Google Maps
Site Boundary	As observed on site by the Planning Consultant and checked from Google Maps
General Character – open countryside/edge of settlement/urban	As observed on site by the Planning Consultant and supplemented by any landscape assessment submitted by the site promoter
Topography - flat/sloping or undulating/steep gradient	As observed on site by the Planning Consultant and supplemented by any landscape assessment submitted by the site promoter
Within BUAB	Checked by Planning Consultant against HLDF inset maps
Adjacent to BUAB	Checked by Planning Consultant against HLDF inset maps (nb adjacent can be either side of the line)
Outside BUAB	Checked by Planning Consultant against HLDF inset maps
Able to accommodate affordable housing	Planning Consultant made judgement based on capacity of site. If 11 units or above assumed that site is able to accommodate affordable housing (ref PPG).
Able to provide a range of housing types, sizes and tenures	Planning Consultant made judgement based on capacity of site and its location. For instance, small urban sites are assumed to be more likely to provide only small units.
Distance to schools (primary)	The two Small Dole sites come within the catchment area of Upper Beeding Primary School and were measured to that school. All others sites were measured to St Peter's Primary School, Henfield. See Distances Table below
Distance to schools (secondary)	All sites were measured to the Shooting Field Campus of Steyning Grammar School. See Distances Table below
Distance to local shop(s)	See Distances Table below. Measured to existing facilities.
Distance to Pub	See Distances Table below. Measured to existing facilities.

Distance health facilities (doctors surgery)	Henfield Medical Centre. See Distances Table below
Distance to community facilities (Village Hall)	See Distances Table below. Measured to existing facilities.
Distance to local recreation facilities (MUGA/Recreation Ground)	See Distances Table below. Measured to existing facilities.
Methodology	Use of software, GBMapometer, to establish distances from the edge of small sites and approximate centre of large sites.
Opportunity to provide open space/recreation/community facility	Only positive if site promoter has offered such a facility
European designation - SAC/SPA/RAMSAR	Planning Consultant checked using Defra MAGIC map
National designation - Site of Special Scientific Interest (SSSI)	Planning Consultant checked using Defra MAGIC map
Local designation - SNCI/LNR	Planning Consultant checked using Defra MAGIC map
Veteran Trees	None recorded for Parish
Ancient woodland	Planning Consultant checked using Defra MAGIC map
Tree Preservation Order (within site/ boundary)	Planning Consultant checked using HDC website
Record of protected species/habitats	Planning Consultant checked using Defra MAGIC map and information provided by the Sussex Biodiversity Records Centre.
Opportunity to enhance biodiversity and Green Infrastructure	Only positive if site promoter has offered such enhancements
Horsham District Landscape Capacity Study April 2014 Categorisation	Planning Consultant checked using study on HDC website
Within SDNP	Checked by Planning Consultant against HLDF and SDLP inset maps
Adjacent to SDNP	Checked by Planning Consultant against HLDF and SDLP inset maps
Views into site (wide/framed/screened/long/short)	As observed on site by the Planning Consultant and supplemented by any landscape assessment submitted by the site promoter
Views out of the site (wide/framed/screened/long/short)	As observed on site by the Planning Consultant and supplemented by any landscape assessment submitted by the site promoter
Inter village gap	Only inter village gap relevant to the sites assessed is that between Henfield and Small Dole. Checked by Planning Consultant against maps.
Relationship to designated local green space	No local green spaces identified in statutory Development Plan.
Opportunity to enhance landscape	Only positive if site promoter has offered such enhancements or site currently visually intrusive
Impact on Listed Building and its setting	Planning Consultant checked location of Listed Buildings using Defra MAGIC map and noted proximity. Significance of impact cannot be assessed until detailed planning stage.

Is the site located in/adjacent to the Conservation Area	Planning Consultant checked location of Listed Buildings using HLDf inset maps and noted proximity. Significance of impact cannot be assessed until detailed planning stage.
Impact on locally listed building	No locally listed buildings recorded.
Impact on Scheduled Ancient Monument	Planning Consultant checked location of Scheduled Ancient Monuments using Defra MAGIC map and noted proximity. Significance of impact cannot be assessed until detailed planning stage.
Impact on Locally Listed Heritage Assets	No locally listed heritage assets recorded.
Other archaeological interest present	Planning Consultant checked location of archaeological notification areas using Defra MAGIC map and noted proximity. Significance of impact cannot be assessed until detailed planning stage.
Opportunity to enhance heritage assets	Only positive if site promoter has offered such enhancements
Distance to public transport (minimum hourly service)	See Distances Table below
Access to highway	'Yes' means there is an existing access which is likely to be used. Otherwise potential constraints such as width of approach road or need for WSCC agreement are noted.
Site generate significant additional traffic/congestion	Sites under 50 units classified as 'Unlikely given its scale'. Sites of more than 50 units note 'Subject to Transport Assessment'. These thresholds are based on WSCC guidelines for when a Transport Assessment would be required.
Pedestrian access	Only yes if PROW or pavement along road is provided to the site edge.
Public rights of way present	Planning Consultant checked using PROW maps on WSCC website
Access by bike	Yes if road or bridleway access but noted if Planning Consultant considers road conditions likely to discourage use by cyclists.
Distance to employment sites	Henfield Business Park was used to measure the distance to all sites, except for the two Small Dole sites, which were measured to the Mackley's Industrial Estate.
Loss of employment site	As observed on site by the Planning Consultant
Opportunity for employment	Only positive if site promoter has offered such provision
Within Flood zone 1 (low risk)	Planning Consultant checked using Environment Agency maps
Flood zone 2 (medium risk)	Planning Consultant checked using Environment Agency maps
Flood zone 3 (highest risk)	Planning Consultant checked using Environment Agency maps

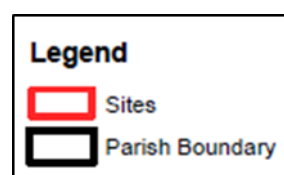
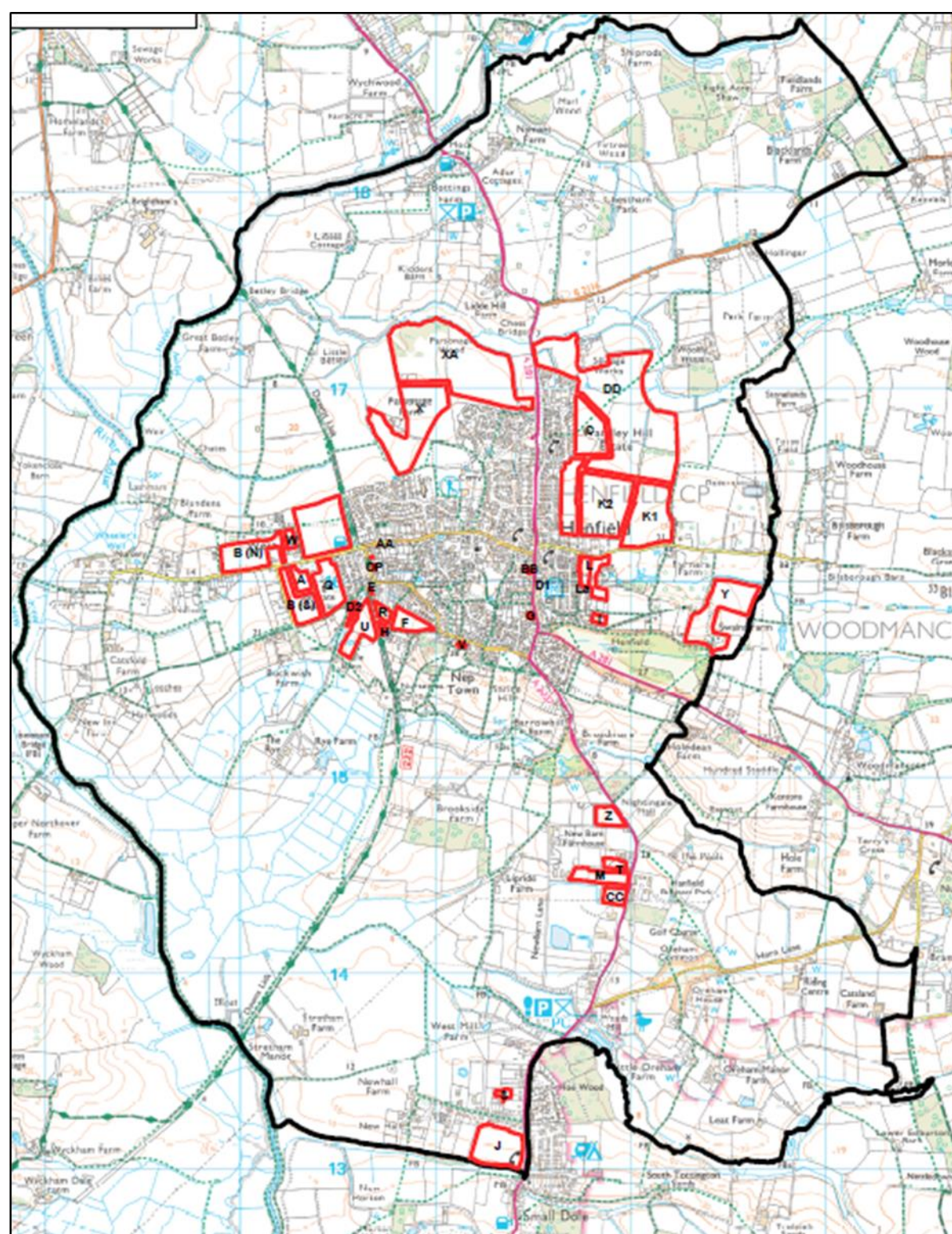
Surface water flooding issues	Planning Consultant checked using Environment Agency maps
Water quality issues	Planning Consultant checked using Defra MAGIC map
Air quality issues	Planning Consultant checked using Defra MAGIC map
Any local noise issues	Assumed no issues but may change as a result of community consultation
Agricultural land classification	Planning Consultant checked using Defra MAGIC map. Grades are desk-based and therefore provisional only, subject to on-site soil testing.
Contaminated Land (usually applies to brownfield sites)	Planning Consultant made judgement based on previous and adjacent uses.
Viability	Assumed viable unless site promoter indicates otherwise
Minerals	Planning Consultant checked against West Sussex Minerals and Waste Local Plans and HDC GIS safeguarding areas

Assessment Code Scoring

*Distances measured and recorded consistently (edge to edge) along accessible public/private highways and pavements.

Distance to Services/Employment
Greater than 1KM
Between 500m to 1KM
Between 0m to 500m
n/a

4.0 Map of Sites



5.0 Site Assessments



HENFIELD NEIGHBOURHOOD PLAN Site A - Dears Farm Paddock	
SHELAA Ref	SA542
Site Address	Dears Farm Paddock, South of West End Lane BN5 9RD.
Site Area (Ha)	1.2 Hectares
Capacity (as proposed and at 30dph)	15/36
Available?	Yes
Description	<p>The site is a paddock at Dears Farm and lies to the south of West End Lane just to the west of the junction with Stonepit lane and the new development to the north of West End Lane, the Barratt's site.</p>  
Proposal	The proposal for this site is for the delivery of between 10-20 self-build plots – that is where an individual directly organises the design and construction of their new home.
Planning History	No relevant planning history.

Conformity with Local Plan strategic policies	<p>HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where:</p> <ol style="list-style-type: none"> 1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and 5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced. <p>This site is only attached by one corner to the revised development boundary and would extend development into open countryside with no defensible boundaries. It is therefore contrary to HDPF Policy 4 criteria 1 and 5.</p>
Opportunities	Opportunity for people to build their own homes to their own designs and potentially more affordably than purchasing standard open-market dwellings.
Constraints and potential mitigation	<p>Adjacent to a listed building and site design would need to protect its setting. Pond on site would need to be retained and used as part of the SuDS to manage the surface water flood risk.</p> <p>No pavement along West End Lane.</p> <p>Habitats and protected species may be affected and mitigation should be provided.</p>
Summary of Sustainability Appraisal	<p>The site has been put forward for residential development. It is a greenfield site located beyond the existing settlement boundary of Henfield to the south of West End Lane, west of the junction with Stonepit Lane and the new Barratts's site development.</p> <p>The provision of additional housing within Henfield also has a positive impact on objectives 3 and 4.</p> <p>The site's rural location gives rise to a number of negative impacts on the SEA Objectives including negative impacts on biodiversity and infrastructure provision, (there is no footway in parts along West End Lane).</p> <p>The site is adjacent to Camilla Cottage Listed Building to the north east of the site resulting in potential negative effects on Objective 8. Effects could be limited by restricting development in that area and using appropriate screening and landscape buffering.</p> <p>There is a potential negative impact on Objective 11 due to the area of surface water flooding in the north west corner of the site. This could be mitigated through the retention of the pond onsite to manage surface water flood risk.</p> <p>Habitats and protected species may be affected and mitigation should also be provided.</p>

Context	
Current Use	Agricultural paddock
Previous Uses	-
Surrounding Land Uses	Adjacent to Dears Farm house and buildings with a house called The Paddocks immediately opposite. Diagonally opposite is the Barratts site under construction.
Site Boundary	Mature hedgerows
General Character – open countryside/edge of settlement/urban	Rural in character on the site and most of surroundings but the Barratts development has urbanised the area to the north-east.
Topography - flat/sloping or undulating/steep gradient	Reasonably flat with pond in north-west corner.
Within BUAB	No
Adjacent to BUAB	No
Outside BUAB	But close to where the BUAB will need to be re-drawn around Barratts site.
Housing	

Able to accommodate affordable housing	Yes – 100% self-build.
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	0.83 KM
Distance to schools (secondary)	13.33 KM
Distance to local shop(s)	1.50 KM
Distance to Pub	0.50 KM
Distance health facilities (doctors surgery)	1.46 KM
Distance to community facilities (Village Hall)	1.66 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.16 KM
Opportunity to provide open space/recreation/community facility	No
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	None recorded
Opportunity to enhance biodiversity and Green Infrastructure	None proposed
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 68: Low/moderate capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Well screened by surrounding mature hedgerows and trees
Views out of the site (wide/framed/screened/long/short)	Well screened by surrounding mature hedgerows and trees
Inter village gap	None
Relationship to designated local green space	None
Opportunity to enhance landscape	None proposed
Heritage	
Impact on Listed Building and its setting	Dears Farmhouse is a Grade II listed building
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	1.23 KM
Access to highway	Yes

Site generate significant additional traffic/congestion	Unlikely due to scale
Pedestrian access	No pavement along West End Lane
Public rights of way present	No
Access by bike	Yes
Economic Development	
Distance to employment sites	2.85 KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Low risk surface water flooding Deers Farm
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land	Unlikely
Other	
Viability	No known issues
Minerals	Small area in north end of site safeguarded for brick clay.



HENFIELD NEIGHBOURHOOD PLAN Site B(N) - Land north West End Lane, Henfield	
SHELAA Ref	Part of SA496
Address	Land North of West End Lane.
Site Area (Ha)	4.9 Hectares.
Capacity (as proposed and at 30dph)	?/147
Available?	Yes
Description	<p>The site is located on the western side of the village, and is a large agricultural field surrounding a dwelling called Fuchsias and adjacent on the eastern boundary to another dwelling called the Paddocks.</p>  <p>Field entrance to Site B (North) from West End Lane, situated to the west of the dwelling Fuchsias</p> 
Proposal	Housing development, unspecified number by proposer but 135 at 30 dph.
Planning History	<p>A small proportion of the northern part of the site was submitted for the development of three homes (application DC/17/0338) on 14th February 2017 – refused.</p> <p>Appeal – APP/Z3825/W/17/3182063 - dismissed</p>
Conformity with Local Plan strategic policies	<p>HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where:</p> <p>1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and</p> <p>5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.</p>

	This site is not attached to the existing or revised development boundary and would extend development into open countryside with no defensible boundaries. It is therefore contrary to HDPF Policy 4 criteria 1 and 5.
Opportunities	-
Constraints and potential mitigation	Habitats and protected species may be affected and mitigation should be provided. Surface water flood risk would need to be managed. No pavement along West End Lane
Summary of Sustainability Appraisal	The site has been put for housing development at a density of around 135 units at 30dph. The site is a greenfield site beyond the settlement boundary which gives rise to a number of negative impacts on the SEA Objectives including negative impacts on biodiversity and infrastructure provision (there is no footway in part along West End Lane). The provision of housing scores well against Objectives 2, 3 and 4. The site is open countryside with only light boundary screening to the south giving rise to negative impacts on Objective 9. Habitats and protected species may be affected and mitigation should be provided.

Context	
Current Use	Agricultural
Previous Uses	-
Surrounding Land Uses	The site is a large agricultural field surrounding a dwelling called Fuchsias and adjacent to another dwelling called the Paddocks.
Site Boundary	The field has light boundary screening to south with a more wooded boundary to the north.
General Character – open countryside/edge of settlement/urban	Open countryside with sporadic dwellings and agricultural buildings.
Topography - flat/sloping or undulating/steep gradient	The land gently slopes to the south.
Within BUAB	No
Adjacent to BUAB	No
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	1.00 KM
Distance to schools (secondary)	13.50 KM
Distance to local shop(s)	1.6 KM
Distance to Pub	0.66 KM
Distance health facilities (doctors surgery)	1.56 KM
Distance to community facilities (Village Hall)	1.83 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.33 KM
Opportunity to provide open space/recreation/community facility	No
Biodiversity	
European designation - SAC/SPA/RAMSAR	No

National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU00002000 1SMRE (Sheerlings, Stonepit Lane) Chirophera bats THU0000200030A89 Cuckoo THU000020003PV4V Stag Beetle (west of site)
Opportunity to enhance biodiversity and Green Infrastructure	None proposed
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 68: Low/moderate capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	The field is visible to West End Lane.
Views out of the site (wide/framed/screened/long/short)	Framed views of the immediate area will be possible.
Inter village gap	None
Relationship to designated local green space	None
Opportunity to enhance landscape	None proposed
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	1.43 KM
Access to highway	Yes
Site generate significant additional traffic/congestion	Subject to Transport Assessment
Pedestrian access	No pavement along West End Lane
Public rights of way present	No
Access by bike	Yes
Economic Development	
Distance to employment sites	2.98 KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No

Surface water flooding issues	No.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land (usually applies to brownfield sites)	Unlikely
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay



HENFIELD NEIGHBOURHOOD PLAN Site B (South) - Land South of West End Lane Henfield	
SHELAA Ref.	Part of SA496
Address	Land South of West End Lane.
Site Area (Ha)	3.3 hectares of which 2.7 hectares is developable (0.6 is woodland).
Capacity (as proposed and at 30dph)	?/81
Available?	Yes
Description	<p>The site is located on the western side of the village. The northern boundary borders West End Lane, the western boundary is Lawyers Lane. There is woodland in the south east corner and the southern boundary borders Hollands Lane, bridleway #2583, an unmetalled track. The eastern boundary abuts Dears Farm Paddock.</p>  <p>Field entrance to Site B (South) from the junction of Lawyers Lane and West End Lane, looking southeast.</p> 
Proposal	Housing development, unspecified number by proposer but 60 at 30dph.
Planning History	No relevant planning history.
Conformity with Local Plan strategic policies	HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where: 1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and

	5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced. This site not attached to the existing or revised development boundary and would extend development into open countryside with no defensible boundaries. It is therefore contrary to HDPF Policy 4 criteria 1 and 5.
Opportunities	-
Constraints and potential mitigation	Habitats and protected species may be affected, and mitigation should be provided. Surface water flood risk would need to be managed.
Summary of Sustainability Appraisal	The site has been put for housing development at a density of around 30dph. The site is a greenfield site beyond the settlement boundary which gives rise to a number of negative impacts on the SEA Objectives including negative impacts on biodiversity and infrastructure provision (there is no pavement along West End Lane). The provision of housing scores well against Objectives 2, 3 and 4. The site is open countryside with only light boundary screening to the south giving rise to negative impacts on Objective 9. Surface water flood risk would need to be managed. Habitats and protected species may be affected and mitigation should be provided.

Context	
Current Use	Agricultural
Previous Uses	-
Surrounding Land Uses	The site is adjacent to Site A and is an L shaped field with woodland in the south-east corner.
Site Boundary	The field has mature hedgerows.
General Character – open countryside/edge of settlement/urban	Open countryside with sporadic dwellings and agricultural buildings.
Topography - flat/sloping or undulating/steep gradient	The land falls back to the north before falling away to the south.
Within BUAB	No
Adjacent to BUAB	No
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	1.00 KM
Distance to schools (secondary)	13.50 KM
Distance to local shop(s)	1.6 KM
Distance to Pub	0.66 KM
Distance health facilities (doctors surgery)	1.56 KM
Distance to community facilities (Village Hall)	1.83 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.33 KM
Opportunity to provide open space/recreation/community facility	No
Biodiversity	
European designation - SAC/SPA/RAMSAR	No

National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	Area in south-east corner of southern site identified by Natural England as Priority Habitat Inventory - Deciduous Woodland THU0000200030A89 Cuckoo
Opportunity to enhance biodiversity and Green Infrastructure	None proposed
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 68: Low/moderate capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Glimpsed views into the site can be gained from the lane to the west.
Views out of the site (wide/framed/screened/long/short)	Framed views of the immediate area will be possible.
Inter village gap	None
Relationship to designated local green space	None
Opportunity to enhance landscape	None proposed
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	1.43 KM
Access to highway	Yes
Site generate significant additional traffic/congestion	Subject to Transport Assessment
Pedestrian access	No pavement along West End Lane
Public rights of way present	To south of the site is a public footpath
Access by bike	Yes
Economic Development	
Distance to employment sites	2.98 KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No

Surface water flooding issues	Low and medium risk surface water flooding down lane to west.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land (usually applies to brownfield sites)	Unlikely
Other	
Viability	No known issues
Minerals	Part of site safeguarded for brick clay

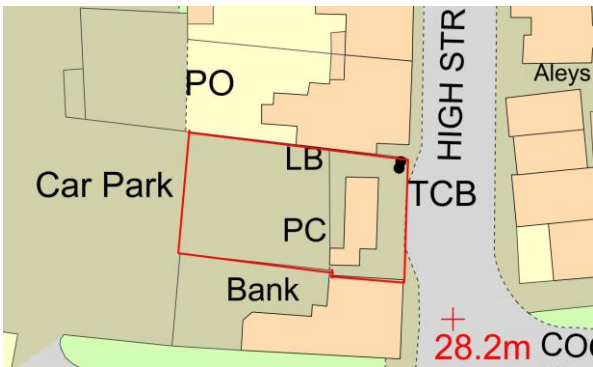

Henfield Neighbourhood Plan Site C - WSCC Land Wantley Fields	
SHELAA Ref.	SA065
Address	WSCC Land, Wantley Fields, Wantley Hill Estate, Henfield, BN9 JU
Site Area (Ha)	4.64 Hectares total, 1 Hectare developable excluding recreation area.
Capacity (as proposed and at 30dph)	40/30
Available?	Yes
Description	<p>The site is located on the eastern side of the village with existing development to the west, new development to the south west and open countryside to the north, east and south east. The Henfield Waste Water Works Lies immediately to the north. Public Footpath #2542 runs through the centre of this site.</p>  <p>The photograph shows the potential access point, at the southern part of the site, adjacent to the new development on land east of Manor Close.</p> 
Proposal	40 dwellings and recreation space. Steering Group proposal is 25 homes and recreation space.
Planning History	No relevant planning history.

Conformity with Local Plan strategic policies	<p>HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where:</p> <p>1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and</p> <p>5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.</p> <p>This site is attached to the existing development boundary to the east and has defensible boundaries to the north and west provided built development is confined to the south-eastern field. It therefore complies with HDPF Policy 4 criteria 1 and 5.</p>
Opportunities	To relocate the existing playing field situated on the southern part of the site to the northern part and to include identified need for sports facilities such as a sports pavilion, cricket field and all weather football pitch.
Constraints and potential mitigation	<p>The sewage works to the north of the site is a potential constraint due to odour issues and dwellings will need to be located away from it and further planting provided to screen visual impact of the works.</p> <p>Habitats and protected species may be affected and mitigation should be provided.</p>
Summary of Sustainability Appraisal	<p>The site has been put forward to provide recreational space and housing. It is a greenfield site outside of the settlement boundary and it is proposed to contain a large area of retained open countryside/vegetative buffer, restricting built development to the south western corner of the site to be in line with new development to the south along Fillery Way. This will reduce the potential for negative impact on Objective 9.</p> <p>By limiting development in this way, the site's performance against objectives in relation the countryside is improved. This approach ensures that the housing will be well screened from the countryside beyond by mature trees and hedging.</p> <p>The provision of housing provides a strong positive impact on Objective 4 and its location adjacent to Henfield will also have a strong positive impact on Objective 3 through the provision of recreational space for use by the wider community.</p>

Context	
Current Use	Fields currently used informally for recreation
Previous Uses	Agriculture
Surrounding Land Uses	Established residential area on the western boundary and a recently completed residential development to the south-west. Open countryside to north, east and south-east with a sewage works 70m from northern boundary.
Site Boundary	Mature hedgerows along south-eastern boundary and dissecting the site into two fields. Boundaries otherwise sparsely vegetated.
General Character – open countryside/edge of settlement/urban	Rural in character on the site but edge of settlement.
Topography - flat/sloping or undulating/steep gradient	Reasonably flat.
Within BUAB	No
Adjacent to BUAB	Yes
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes

Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	1.32 KM
Distance to schools (secondary)	12.34 KM
Distance to local shop(s)	0.92 KM
Distance to Pub	0.79 KM
Distance health facilities (doctors surgery)	0.8 KM
Distance to community facilities (Village Hall)	1.03 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.19 KM
Opportunity to provide open space/recreation/community facility	Yes
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SSSI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU000020002R3FA Willow Warbler THU000020001AMKN Lapwing
Opportunity to enhance biodiversity and Green Infrastructure	Yes –proposed to include recreation facilities
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 69: Low/moderate capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Yes, views into southern field from the south and west. Views into the northern field from west and north. Limited views from east and between the fields due to screening of hedgerows.
Views out of the site (wide/framed/screened/long/short)	Limited and mainly towards settlement of Henfield.
Inter village gap	None
Relationship to designated local green space	Site appears to be in informal recreational use
Opportunity to enhance landscape	None proposed
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	

Distance to public transport (minimum hourly service)	0.55 KM
Access to highway	Yes
Site generate significant additional traffic/congestion	Subject to Transport Assessment
Pedestrian access	Yes
Public rights of way present	Public footpath through site
Access by bike	Yes
Economic Development	
Distance to employment sites	3.13 KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	No
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land (usually applies to brownfield sites)	Unlikely
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay

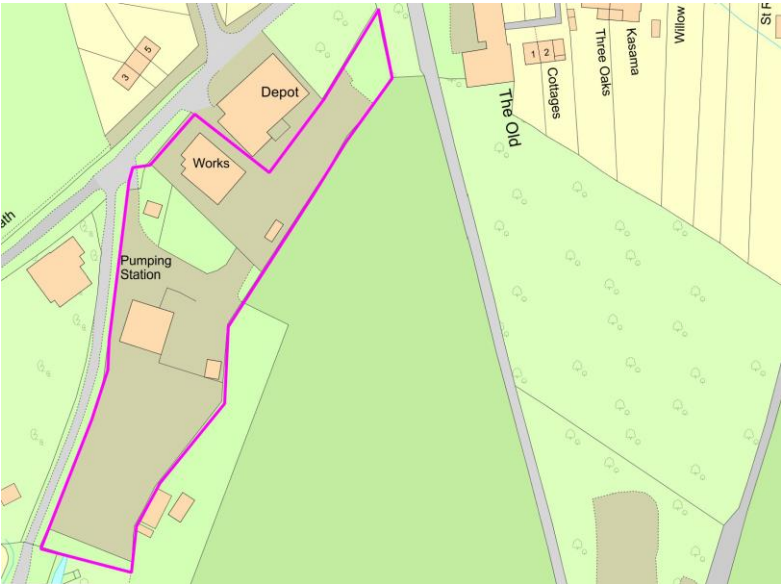

HENFIELD NEIGHBOURHOOD PLAN Site D1 - HDC Public Conveniences, High Street Henfield.	
SHELAA Ref.	SA 554.
Address	High Street, Henfield.
Site Area (Ha)	0.05 Hectares.
Capacity (as proposed and at 50 dph)	6 flats and retail units with re-provision of public toilets/2.5
Available?	Yes
Description	<p>The site is located in the village High Street on the western side of the A281 London Road, with a car park to the west. It is currently owned by Horsham District Council and operated by Henfield Parish Council.</p>  <p>Henfield High Street, looking north.</p> 
Proposal	Six flats and retail units with re-provision of public toilets
Planning History	No relevant planning history.
Conformity with Local Plan strategic policies	Within development boundary so development acceptable in principle. Strategic Policy 32 The Quality of New Development will be particularly relevant due to the site's location within the Henfield Conservation Area and proximity to listed buildings.

Opportunities	Under the District Council's Visitor Strategy, this site would be ideal for the siting of a Visitor Information Screen. Overall design should also accommodate the need to create a more attractive 'village square' area as set out in the Infrastructure Development Plan.
Constraints and potential mitigation	Conservation Area and proximity of listed buildings will require a very careful and high quality design. Surface water flood risk would need to be managed. Protected species may be affected and mitigation should be provided.
Summary of Sustainability Appraisal	Brownfield site in the centre of Henfield, currently consists of car park, public toilets and bus shelter Limited impact on the ecology/landscape and would seek to provide housing alongside new retail space negative the impact of the loss of current amenities. Impact on Conservation Area likely to be minimal as current building provides little positive contribution towards it. Development as proposed would positively contribute towards social and economic objectives.

Context	
Current Use	Public toilets and car parking
Previous Uses	-
Surrounding Land Uses	Centre of village with public carpark behind and shops/banks either side.
Site Boundary	Pedestrian access to north of building to connect car park with High Street. Built up to southern boundary. Open to the rear as part of public car park.
General Character – open countryside/edge of settlement/urban	Urban
Topography - flat/sloping or undulating/steep gradient	Flat
Within BUAB	Yes
Adjacent to BUAB	No
Outside BUAB	No
Housing	
Able to accommodate affordable housing	No
Able to provide a range of housing types, sizes and tenures	No most likely flats with retail below and re-provision of the toilets.
Community Facilities and Access to Services	
Distance to schools (primary)	0.85 KM
Distance to schools (secondary)	11.42 KM
Distance to local shop(s)	0
Distance to Pub	0.06 KM
Distance health facilities (doctors surgery)	0.98KM
Distance to community facilities (Village Hall)	0.16 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	0.77 KM
Opportunity to provide open space/recreation/community facility	Yes, retail and re-provision of public toilets
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No

Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU000020001Y46Y (Chestnut End) Chirophera bats THU000020000B1E7 Slow Worm
Opportunity to enhance biodiversity and Green Infrastructure	None proposed
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Not assessed
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Public views into site from High Street and car park
Views out of the site (wide/framed/screened/long/short)	Short range views out of site
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No as urban site
Heritage	
Impact on Listed Building and its setting	The adjacent Post Office is part of a Grade II listed building and the Plough Public House obliquely opposite is also Grade II listed.
Is the site located in/adjacent to the Conservation Area	Within Conservation Area
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0
Access to highway	Yes
Site generate significant additional traffic/congestion	Unlikely due to scale
Pedestrian access	Yes
Public rights of way present	No
Access by bike	Yes
Economic Development	
Distance to employment sites	1.85 km
Loss of employment site	No
Opportunity for employment	Yes in retail units
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No

Surface water flooding issues	Low risk surface water flooding around High Street
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	N/A
Contaminated Land (usually applies to brownfield sites)	Possible
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay and soft sand



HENFIELD NEIGHBOURHOOD PLAN Site D2 – HDC Land, Hollands Lane Industrial Estate	
SHELAA Ref	N/A
Address	Industrial Site, Hollands Lane Henfield.
Site Area (Ha)	0.75 Hectares.
Capacity	N/A
Available?	Yes
Description	<p>The site is located on the south western side of the village with the Downs Link to the east. It adjoins other businesses with residential to the north and open countryside to the south east and south west. The site is currently owned by Horsham District Council and operates under a class of B2. It provides accommodation for local businesses and for the storage of waste pods for HDC Operational Services.</p>  <p>Site entrance, looking west, from Hollands Lane.</p> 
Proposal	Redevelopment for smaller B1/B2/B8 employment units.
Planning History	No relevant planning history.
Conformity with Local Plan strategic policies	Within development boundary so development acceptable in principle. Strategic Policy 38: Flooding will be relevant as site is subject to surface water flooding.

Opportunities	Improve boundary treatment to south-east to soften impact of site on the open countryside.
Constraints and potential mitigation	Protected species may be affected, and mitigation should be provided. Surface water flood risk will need to be managed. Likely to be land contamination from existing and previous uses which will need to be contained to avoid polluting adjacent areas and watercourses.
Summary of Sustainability Appraisal	This brownfield site is being promoted for the provision of B1 employment units on an existing employment site. Reuse of this site for additional employment floor space scores strongly against economic and social objectives with some positive impacts on the environment possible as the site is redeveloped.

Context	
Current Use	B2/B8 - Southern Piling, WC Hire and HDC storage of waste pods
Previous Uses	Landfill
Surrounding Land Uses	Adjoins other business uses and residential to north-east. Countryside to south-east and south-west.
Site Boundary	Open to road / wire fencing around rest of site. Little screening to fields.
General Character – open countryside/edge of settlement/urban	Existing developed site on edge of settlement
Topography - flat/sloping or undulating/steep gradient	Flat and slightly lower than adjoining field
Within BUAB	Yes
Adjacent to BUAB	Yes
Outside BUAB	No
Housing	
Able to accommodate affordable housing	No, intention is to use for smaller B1 units
Able to provide a range of housing types, sizes and tenures	No
Community Facilities and Access to Services	
Distance to schools (primary)	0.88 KM
Distance to schools (secondary)	11.5 KM
Distance to local shop(s)	1.1 KM
Distance to Pub	0.34 KM
Distance health facilities (doctors surgery)	1.46
Distance to community facilities (Village Hall)	1.4 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.05
Opportunity to provide open space/recreation/community facility	No
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No

Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU0000200020AB7 Nightingale THU000020000AX7C Slow Worm
Opportunity to enhance biodiversity and Green Infrastructure	No
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 67: No/low capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Visible from road and from fields to the rear
Views out of the site (wide/framed/screened/long/short)	Limited
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	Better screening of boundary to countryside
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	1.3 KM
Access to highway	Yes
Site generate significant additional traffic/congestion	Similar to existing use
Pedestrian access	No pavement at this end of Hollands Lane
Public rights of way present	Hollands Lane is a public footpath
Access by bike	Yes
Economic Development	
Distance to employment sites	0 Is an existing employment site
Loss of employment site	Loss of B2 but replacement with B1
Opportunity for employment	Yes
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	High, medium and low risk surface water flooding across whole site and down Hollands Lane.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	None known

Agricultural land classification	N/A
Contaminated Land (usually applies to brownfield sites)	Likely to be contaminated due to previous landfill use of site
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay



HENFIELD NEIGHBOURHOOD PLAN Site E – The Old Steam Mill, Henfield	
SHELAA Ref.	SA 515.
Address	The Old Steam Mill, Hollands Lane, Henfield.
Site Area (Ha)	0.16 Hectares.
Capacity (as proposed and at 50 dph)	8/8 plus some employment units
Available?	Yes
Description	<p>The site is located in the south west corner of the village adjacent to the Downs Link, Bridleway #3513, immediately to the west. It comprises a modern car repair facility in the southern part of the site and the three storey Old Mill building more to the centre of the site. The area is residential to the east and north with commercial facilities to the west and open countryside to the south.</p>  <p>Western site access and view into the site from the north.</p> 
Proposal	8 dwellings and 4 commercial units
Planning History	No relevant planning history

Conformity with Local Plan strategic policies	Within development boundary so development acceptable in principle. Strategic Policy 38: Flooding will be relevant as site is subject to surface water flooding.
Opportunities	Enhancement of the townscape of this part of Henfield.
Constraints and potential mitigation	Surface water flood risk will need to be managed. Likely to be land contamination from existing and previous uses which will need to be contained to avoid polluting adjacent areas and watercourses. Habitats and protected species may be affected and mitigation should be provided.
Summary of Sustainability Appraisal	The site has been promoted for residential and four commercial units suitable for small start-up businesses. It is considered that this site would positively contribute towards a number of plan objectives with possible negative impacts on the built character of the area and the countryside. However, overall it is considered that use of this site for the proposed development would have a strong positive contribution towards the objectives.

Context	
Current Use	Garage and business use
Previous Uses	Various commercial uses including as a mill
Surrounding Land Uses	Mostly residential.
Site Boundary	Scrub along boundary with the old railway line to the south.
General Character – open countryside/edge of settlement/urban	Existing developed site on edge of settlement
Topography - flat/sloping or undulating/steep gradient	Flat and lower than adjacent old railway line
Within BUAB	Yes
Adjacent to BUAB	Yes
Outside BUAB	No
Housing	
Able to accommodate affordable housing	No
Able to provide a range of housing types, sizes and tenures	Most likely flats
Community Facilities and Access to Services	
Distance to schools (primary)	0.76 KM
Distance to schools (secondary)	11.5 KM
Distance to local shop(s)	1.0 KM
Distance to Pub	0.24 KM
Distance health facilities (doctors surgery)	1.36
Distance to community facilities (Village Hall)	1.3 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	0.95
Opportunity to provide open space/recreation/community facility	No
Biodiversity	
European designation - SAC/SPA/RAMSAR	No

National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	MMEEE2NB1EELSMTT Strawberry Clover THU000020000AX7C Slow Worm
Opportunity to enhance biodiversity and Green Infrastructure	No
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Not assessed
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Screened views from Downs Link and from road
Views out of the site (wide/framed/screened/long/short)	Limited
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	1.16KM
Access to highway	Yes
Site generate significant additional traffic/congestion	Similar to existing use
Pedestrian access	Yes
Public rights of way present	Yes
Access by bike	Downs Link adjacent to site is a public bridleway
Economic Development	
Distance to employment sites	0 Is an existing employment site
Loss of employment site	Loss of existing use but potential for mixed residential and commercial use
Opportunity for employment	yes
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No

Surface water flooding issues	High, medium and low surface water flood risk north end of site and Hollands Lane.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	None known
Agricultural land classification	N/A
Contaminated Land (usually applies to brownfield sites)	Likely due to existing and previous uses
Other	
Viability	Conversion of Mill building deemed by owner not to be cost effective
Minerals	Small part of site safeguarded for soft sand (east and south edges)

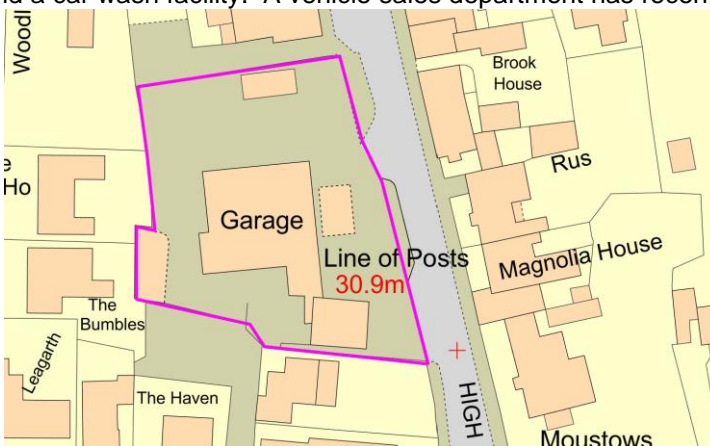

HENFIELD NEIGHBOURHOOD PLAN Site F – Land south of Chanctonbury View, Henfield	
SHELAA Ref.	N/A
Address	Land south of Chanctonbury View, Henfield, West Sussex
Site Area (Ha)	2.11 hectares
Capacity (as proposed and at 30 dph)	42/63
Available?	Yes
Description	<p>The site is located in the south west corner of the Parish and is currently in agricultural use. The site access is currently onto Nep Town / Dropping Holms Road. The single-track road, Public Footpath #2564, forms the southern boundary. The area is residential to the north and east, with open countryside to the south. Footpath #2560 runs along the western boundary, with small plots of agricultural land, between the site and the Downs Link to the west.</p>  <p>Proposed site access looking north.</p> 
Proposal	42 dwellings
Planning History	Planning application for the development refused, appeal dismissed (APP/Z3825/W/19/3227192).
Conformity with Local	HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where: 1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; and

Plan strategic policies	<p>5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.</p> <p>Site F abuts the existing development boundary and is a sloping site. A visual landscape impact assessment is required as part of any proposal. Any scheme will be expected to minimise the visual impact and enhance the character of the locality.</p>
Opportunities	<p>Enhancement of verge with reinforced boundary planting and provision of open space adjacent.</p> <p>The inclusion of a cycle way linking the Downs Link towards the village centre to support plans to increase visitor numbers.</p>
Constraints and potential mitigation	<p>Appeal decision noted that “The existing boundary hedgerows and trees along with existing buildings serve to visually contain the site from the wider area. Notwithstanding this visual separation, the openness of the site and the views to the South Downs and wider countryside contribute positively both to the setting of the settlement of Henfield and to the historic connection of Nep Town with the countryside... Despite the landscaped and open areas indicated, I am not aware of any possible layout for 42 dwellings that would preserve the existing countryside qualities of the site and its relationship with the adjoining countryside”. “Given the considerable number of residential dwellings that enjoy views of the site, the harm to the rural character and qualities of the site would be appreciable from these nearby properties. This weighs against the development in addition to the harm experienced from public viewpoints”. The proposed development would result in net moderate long-term adverse landscape and visual effects that would be significantly detrimental to the character and appearance of the area. It would also not provide appropriate protection of the intrinsic beauty and character of the countryside. It would be contrary to the design and landscape protection aims of policies 2, 4, 25, 26 of the HDPF and the Framework”. “There would be net moderate harm to the character and appearance of the area as set out above. Despite the new planting, the biodiversity benefits of the scheme would be likely to be modest given the urbanisation of the existing open space. Whilst the location of the site would encourage alternative means of travel to the private car, this is a neutral matter as it is a requirement in any case of local and national policy. Taking all these factors into consideration, including the harm to character and appearance, overall environmental matters weigh against the proposal”. “Less than substantial harm would result to the significance of designated heritage assets. This includes less than substantial harm to the setting of the three Grade II listed buildings and the setting of the Henfield Conservation Area. Less than substantial harm does not equate to a less than substantial planning objection. I must give considerable importance and weight to the desirability of preserving the setting of any listed building... the public benefits would not outweigh the harm to the heritage assets that would arise from the proposal. I do not consider that there is clear and convincing justification for the harm to the significance of the designated heritage assets. The proposal would therefore be contrary to the Frameworks policies concerning heritage assets, most particularly paragraphs 193, 194 and 196.”.</p>
Summary of Sustainability Appraisal	<p>A westward facing sloped greenfield site proposed for housing. Potential impact on setting of the of the Henfield Conservation Area as well as a number of listed buildings not far from the eastern boundary.</p> <p>This site would provide a positive contribution towards the provision of housing and helping Henfield remain a ‘hub’. As such it would have strong positive impacts on Objective’s 3 and 4. However, it would have a negative landscape and heritage impact.</p> <p>Impacts in the landscape and heritage would be lessened should the lower westward end of the site come forward with the higher eastern end remaining as open space.</p>

Context	
Current Use	Agricultural
Previous Uses	Agricultural, sand pits (minor quarrying) and a small area of landfill/refuse tipping. The sandpits and landfill area were subsequently backfilled.
Surrounding Land Uses	Residential to north-east, countryside and nursery to south and woodland to west
Site Boundary	Mature hedgerows and trees on south and west boundaries. Post and rail fencing along north-eastern boundary.
General Character – open countryside/edge of settlement/urban	Open countryside on edge of settlement.
Topography - flat/sloping or undulating/steep gradient	Steep gradient down to the west.
Within BUAB	No
Adjacent to BUAB	Yes
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	1.08 KM
Distance to schools (secondary)	11.75 KM
Distance to local shop(s)	1 KM
Distance to Pub	0.64 KM
Distance health facilities (doctors surgery)	1.31 KM
Distance to community facilities (Village Hall)	1.07 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.17 KM
Opportunity to provide open space/recreation/community facility	Enhancement of verge proposed as Local Green Space with reinforced boundary planting and provision of open space adjacent.
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	Yes, seven trees on boundary.
Record of protected species/habitats	Adjacent to deciduous woodland that is listed in the National Inventory of woodland and trees and Priority Habitat Inventory. THU000020000Y8NL (Downs Link) Chirophera bats THU000020002QW4B Cuckoo (west of site) MMEEE2NB1EELSMITT Strawberry Clover THU0000200024MIT Wall Butterfly

	THU000020003NM67 Slow Worm
Opportunity to enhance biodiversity and Green Infrastructure	As proposed.
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 67: No/low capacity for medium scale development (100-500 homes).
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Views of site from Sandy Lane and footpath to the west, from the houses along Dropping Holms and Chanctonbury View. Some long distance views of the South Downs National Park to the south-west.
Views out of the site (wide/framed/screened/long/short)	Limited
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	None proposed
Heritage	
Impact on Listed Building and its setting	To the southeast of site is Old Mill House, Wisteria Cottage, and Rosemount which are Grade II listed buildings
Is the site located in/adjacent to the Conservation Area	Adjacent to Conservation Area
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.7 KM
Access to highway	Yes subject to WSCC agreement
Site generate significant additional traffic/congestion	Transport Statement confirmed impact acceptable, no WSCC highways reason for refusal for application.
Pedestrian access	Yes
Public rights of way present	Yes public footpaths adjacent to two boundaries.
Access by bike	Yes
Economic Development	
Distance to employment sites	1.9 KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	No
Environmental Quality	

Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land (usually applies to brownfield sites)	Possible due to previous landfilling of quarries.
Other	
Viability	No known issues
Minerals	Safeguarded for soft sand

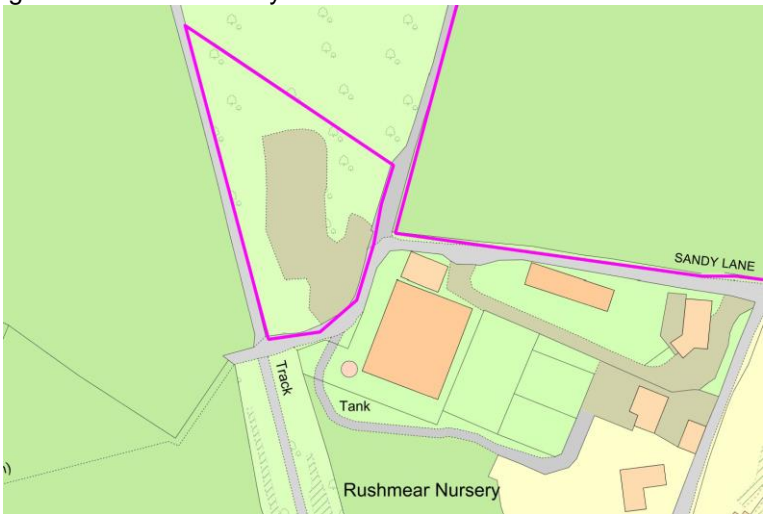

HENFIELD NEIGHBOURHOOD PLAN Site G – SE Tyres, High St, Henfield	
SHELAA Ref.	SA418
Address	SE Tyres, High Street, Henfield, West Sussex
Site Area (Ha)	0.24 hectares
Capacity (as proposed and at 50 dph)	8-14/12
Available?	Yes
Description	<p>The site is located on the western side of the London Road in the southern half of the commercial centre of Henfield. The area to the west is residential, immediately to the south is an empty commercial property, with a block of flats south of that. There is both commercial and residential properties to the east. The site currently houses a vehicle repair and exhaust centre, a vehicle spares supplier and a car wash facility. A vehicle sales department has recently closed.</p>  <p>Existing northern access, onto the London Road, looking south.</p> 
Proposal	Either 14 homes or 8 homes with 6 commercial units
Planning History	Ref. No: DC/14/2737 (withdrawn application) and Ref. No: C/15/1318 (Application refused and appeal APP/Z3825/W/16/3144723 dismissed).
Conformity with Local Plan strategic policies	Within development boundary so development acceptable in principle. Strategic Policy 32 The Quality of New Development will be particularly relevant due to the site's location within the Henfield Conservation Area and proximity to listed buildings. Mixed development would support Strategic Policy 7: Economic Growth criteria 2) and Strategic Policy 12: Vitality and Viability of Existing Retail Centres.

Opportunities	Enhancement of the townscape of this part of Henfield Conservation Area. Potential for older people's accommodation. The inclusion of a secure cycle parking area within this site would support plans to improve High Street visitor numbers.
Constraints and Potential Mitigation	Henfield Conservation Area and proximity to listed buildings will require a very careful and high quality design. Land contamination likely due to existing and previous use, would need to be contained or removed. Surface water flood risk would need to be managed.
Summary of Sustainability Appraisal	<p>This site has been put forward with two development options; one for 14 residential units and one for 8 homes with 6 commercial units. It is considered that the purely residential option would have a harmful impact on many of the objectives, therefore the mixed use proposal has been assessed.</p> <p>The site has a detailed planning history proposing residential development only and these have all been refused/dismissed for a number of reasons. Redevelopment of this site for residential and commercial uses would likely positively contribute towards many objectives. Detailed evidence would be required to demonstrate that the commercial units provided would result in equal or positive economic impact to justify departure from the Local Plan. In addition, the site currently has a harmful impact on townscape and built character and redevelopment would likely improve this. Overall a mixed-use development on this site would likely have a positive contribution towards the objectives.</p>

Context	
Current Use	Garage
Previous Uses	-
Surrounding Land Uses	Residential and commercial.
Site Boundary	Open to High Street. Fenced on other boundaries
General Character – open countryside/edge of settlement/urban	Urban
Topography - flat/sloping or undulating/steep gradient	Flat
Within BUAB	Yes
Adjacent to BUAB	No
Outside BUAB	No
Housing	
Able to accommodate affordable housing	No
Able to provide a range of housing types, sizes and tenures	Mostly smaller units
Community Facilities and Access to Services	
Distance to schools (primary)	1.06 KM
Distance to schools (secondary)	11.24
Distance to local shop(s)	0.18
Distance to Pub	0.05 KM
Distance health facilities (doctors surgery)	1.17 KM
Distance to community facilities (Village Hall)	0.14 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	0.95 KM
Opportunity to provide open space/recreation/community facility	No

Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	None recorded
Opportunity to enhance biodiversity and Green Infrastructure	No
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Not assessed
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Views into site from High Street and surrounding dwellings.
Views out of the site (wide/framed/screened/long/short)	Limited
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	Opposite the site Moustows Manor, Magnolia House, and Forge Cottage are Grade II listed buildings and Russ House is a Grade II* listed building.
Is the site located in/adjacent to the Conservation Area	Within Conservation Area
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.03
Access to highway	Yes
Site generate significant additional traffic/congestion	Similar to existing use
Pedestrian access	Yes
Public rights of way present	No
Access by bike	Yes
Economic Development	
Distance to employment sites	0 Existing employment site

Loss of employment site	Proposal for 14 dwellings would result in loss of employment. Proposal for 8 with retention of garage would not.
Opportunity for employment	As above.
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Low risk of surface water flooding south of site.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	None known
Agricultural land classification	N/A
Contaminated Land (usually applies to brownfield sites)	Likely due to existing and previous uses
Other	
Viability	No known issues
Minerals	Safeguarded for soft sand

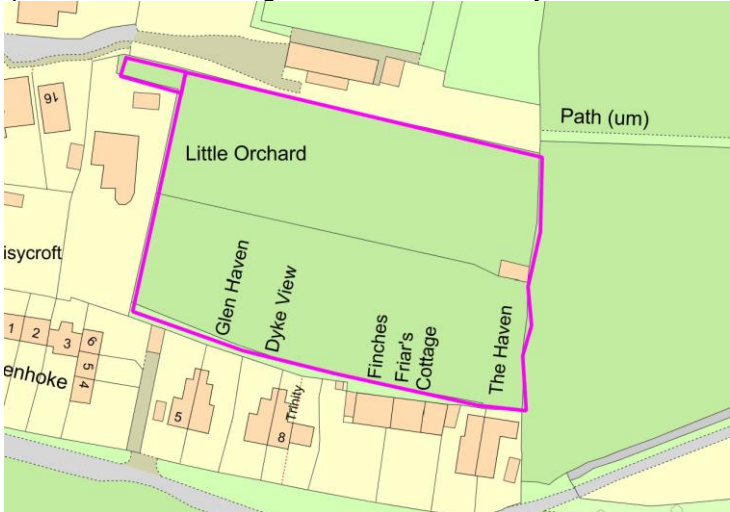

HENFIELD NEIGHBOURHOOD PLAN Site H – Land off Sandy Lane, Henfield	
SHELAA Ref.	N/A
Address	Land off Sandy Lane, Henfield, West Sussex
Site Area (Ha)	0.378 hectares
Capacity (as proposed and at 30 dph)	15/11
Available?	Yes
Description	<p>The site is located in the south west of the Parish, on the eastern side of the Downs Link. Access to the site is by way of a single track road that joins the Nep Town Road, or adjacent to the cottage 'Rosemount', which is situated opposite the junction with Broomfield Road. The land is currently used for poultry. There is a nursery to the east, but the site is surrounded by open fields. Footpath #2560 runs along the eastern boundary.</p>  <p>Site access, looking west, into the site</p> 
Proposal	15 homes
Planning History	No relevant planning history
Conformity with Local Plan strategic policies	HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where: 1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and

	5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced. This site does not adjoin the development boundary and is therefore contrary to criteria 1.
Opportunities	The inclusion of a cycleway linking the Downs Link to roads which lead to the village centre to support our plans to improve visitor numbers.
Constraints and Potential Mitigation	Habitats and protected species may be affected, and mitigation should be provided. Surface water flood risk would need to be managed.
Summary of Sustainability Appraisal	Site not assessed in Sustainability Appraisal

Context	
Current Use	Smallholding
Previous Uses	-
Surrounding Land Uses	Agricultural
Site Boundary	Heavily vegetated, especially along Downs Link
General Character – open countryside/edge of settlement/urban	Countryside
Topography - flat/sloping or undulating/steep gradient	Site is relatively flat.
Within BUAB	No
Adjacent to BUAB	No
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	0.980 KM
Distance to schools (secondary)	1.165 KM
Distance to local shop(s)	0.465 KM
Distance to Pub	1.535 KM
Distance health facilities (doctors surgery)	1.160 KM
Distance to community facilities (Village Hall)	0.950 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.250 KM
Opportunity to provide open space/recreation/community facility	No
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	None recorded

Opportunity to enhance biodiversity and Green Infrastructure	No
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 67: No/low capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Limited
Views out of the site (wide/framed/screened/long/short)	Limited
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.96 KM
Access to highway	Via Sandy Lane which is a narrow single track PROW. Site appears share access with Site R.
Site generate significant additional traffic/congestion	Unlikely given its scale
Pedestrian access	No pavement along Sandy Lane
Public rights of way present	Yes, Sandy Lane itself, a public footpath along the south-east boundary and the Downs Link along the west boundary.
Access by bike	Yes
Economic Development	
Distance to employment sites	2.17 KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Low and medium surface water flood risk, high on boundary with site R
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2

Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield site
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay and soft sand



HENFIELD NEIGHBOURHOOD PLAN	
Site I – Land south of Bowls Club, off Daisycroft	
SHELAA Ref.	SA504
Address	Land south of Bowls Club, off Daisycroft
Site Area (Ha)	0.554 hectares
Capacity (as proposed and at 30 dph)	10/16
Available?	Yes
Description	<p>The site is located to the south east of the Parish and is an open field between the Bowls Club and Henfield Common. The current use is for grazing ponies. The area is residential to the south and west, with the Bowls Club to the north and open countryside to the east. Access is into The Daisycroft which is a private road. Footpath #2547 runs along the northern boundary.</p>  <p>The field access looking from the west.</p> 
Proposal	10 bungalows
Planning History	No relevant planning history
Conformity with Local Plan strategic policies	<p>HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where:</p> <p>1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and</p>

	5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced. The site adjoins the development boundary and has defensible boundaries and is considered to comply with Policy 4 provided the development is single-storey only to maintain and enhance the character of Henfield Common and adjacent dwellings to the south, some of which are listed.
Opportunities	Potential for older people's accommodation.
Constraints and Potential Mitigation	Habitats and protected species may be affected and mitigation should be provided. Adjacent Conservation Area and proximity of listed buildings will require a very careful and high quality design.
Summary of Sustainability Appraisal	A greenfield site on the eastern side of Henfield. Development of this would have a strong positive impact on Objectives 3 and 4 due to the development proposed and its location. The site is relatively well contained and as a result will have a slight negative impact on Objective 9. There is potential for a possible negative impact on heritage due to listed buildings nearby but it is considered that, subject to a suitably designed scheme, this impact can be minimised. Overall, the site is in a well contained and as a result impacts may be limited.

Context	
Current Use	Paddock
Previous Uses	-
Surrounding Land Uses	Bounded on two sides by residential uses, to the north is the bowling green clubhouse and to the east is a field.
Site Boundary	Fenced on northern boundary. Some limited hedging on western and southern boundary. Trees on eastern boundary.
General Character – open countryside/edge of settlement/urban	Field on edge of settlement.
Topography - flat/sloping or undulating/steep gradient	Site is relatively flat but elevated above cottages to south and Henfield Common.
Within BUAB	No
Adjacent to BUAB	Yes
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	1.32 KM
Distance to schools (secondary)	12 KM
Distance to local shop(s)	0.48 KM
Distance to Pub	0.47 KM
Distance health facilities (doctors surgery)	1.21 KM
Distance to community facilities (Village Hall)	0.32 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.3 KM

Opportunity to provide open space/recreation/community facility	No
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No but close to Henfield Common SNCI
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	TPO/1468 on eastern boundary
Record of protected species/habitats	THU000020001SPAM Henfield Bowling Club, maternity roost for Soprano Pipistrelles THU000020001SQKA Common Pipistrelles THU0000200025GIF Reed Bunting MMEEE2NB1EELSMTT Strawberry Clover (access) THU00002000DS18 Common Lizard (south of site) MMEEE2NBEEEG9V20 Tubular Water-dropwort (access)
Opportunity to enhance biodiversity and Green Infrastructure	Could enhance biodiversity on open countryside edge.
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 72: No/low capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Views into site from PROW and adjacent dwellings. Bowling clubhouse visible from Henfield Common so it is likely that buildings on this site would also be visible from there.
Views out of the site (wide/framed/screened/long/short)	Limited
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	1-6 Stipenhoke, Henfield Common to south-west of site are Grade II listed
Is the site located in/adjacent to the Conservation Area	Adjacent to Conservation Area
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.37 KM
Access to highway	Via Daisycroft which is a narrow private road.

Site generate significant additional traffic/congestion	Unlikely given its scale
Pedestrian access	Yes
Public rights of way present	Yes, a public footpath follows the northern boundary along current access.
Access by bike	Yes
Economic Development	
Distance to employment sites	2.64 KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	No
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 3
Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield site
Other	
Viability	No known issues
Minerals	Safeguarded for soft sand



HENFIELD NEIGHBOURHOOD PLAN Site J – Land off Shoreham Road, Small Dole	
SHELAA Ref.	SA538
Address	Land off Shoreham Road, Small Dole
Site Area (Ha)	4 hectares (2 hectares developable, remainder proposed open space)
Capacity (as proposed and at 30 dph)	40+/60
Available?	Yes
Description	<p>The site is located on the western side of the A2037 Shoreham Road, in Small Dole at the southern tip of Henfield parish. The site is greenfield, with open countryside towards the south. The area to the north and east is residential with open countryside to the west. There are hedgerows to the east, south and western boundaries. Access would be onto the A2037, Henfield – Shoreham Road.</p>  <p>Proposed point of access, view looking north towards Henfield on A2037.</p> 
Proposal	40+ homes and open space
Conformity with Local Plan strategic policies	<p>HDPF Strategic Policy 3: Development Hierarchy identifies Small Dole as a smaller village with limited services, facilities, social networks but with good accessibility to larger settlements.</p> <p>HDPF Policy 4 criteria 2 supports the expansion of settlements where the level of expansion is appropriate to the scale and function of the settlement type.</p> <p>40-60 homes would be a significant expansion of this small settlement, particularly when viewed in the context of other proposals at Site S and Oxcroft Farm in the</p>

	Upper Beeding part of Small Dole. The cumulative impact of these three potential sites should be assessed through the SA/SEA.
Planning History	DC/15/0353 APP/Z3825/W/15/3130419
Opportunities	The inclusion of a playing field / play area or green space and possibly community facilities.
Constraints and Potential Mitigation	Habitats and protected species may be affected and mitigation should be provided. Landscape, especially views to the South Downs National Park, would need to be protected. Fluvial and surface water flood risk would need to be managed.
Summary of Sustainability Appraisal	Large site located in Small Dole. Gentle southerly facing slope away from residential area to the north. Proposed for residential use (with some open space) this large greenfield site will have significantly harmful impacts on the countryside and character of the area, possibly affecting views from the National Park. It would fail to support the Henfield hub. However, it could provide a valuable contribution towards the required housing figure and so scores a strong positive in respect of Objective 4. It would also support the local economy within Small Dole.

Context	
Current Use	Agricultural
Previous Uses	-
Surrounding Land Uses	Residential to north and east, countryside to south and west.
Site Boundary	Hedgerows along east, south and west boundaries. Mixed garden boundary features along northern boundary.
General Character – open countryside/edge of settlement/urban	Open countryside
Topography - flat/sloping or undulating/steep gradient	Sloping towards the south and east.
Within BUAB	No
Adjacent to BUAB	Yes
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	5.00 KM (Upper Beeding)
Distance to schools (secondary)	8.05
Distance to local shop(s)	0.24
Distance to Pub	0.37
Distance health facilities (doctors surgery)	4.41
Distance to community facilities (Village Hall)	0.56
Distance to local recreation facilities (MUGA/Recreation Ground)	0.6
Opportunity to provide open space/recreation/community facility	Yes – open space proposed for part of the site and community facility.

Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU000020002FKLB (Senlac, Shoreham Road), Long-Eared bats THU0000200037EID Nightingale THU0000200037JCJ Gadwell THU0000200028B79 Hedgehog MMEEE3DWEEEB27F2 Bluebell
Opportunity to enhance biodiversity and Green Infrastructure	No
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area SD2: Moderate capacity for small scale development (up to 100 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Views into site from the road and dwellings along northern boundary.
Views out of the site (wide/framed/screened/long/short)	Extensive views across site towards the South Downs
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.18 KM
Access to highway	Yes subject to WSCC approval
Site generate significant additional traffic/congestion	Subject to Transport Assessment
Pedestrian access	Pavement only on eastern side of road.
Public rights of way present	No
Access by bike	Yes
Economic Development	
Distance to employment sites	0.63KM (Mackley's Ind Est)
Loss of employment site	No
Opportunity for employment	No

Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Small area of high surface water flood risk on northern boundary and along stream on southern boundary
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 3
Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield site
Other	
Viability	No known issues
Minerals	Most of site safeguarded for brick clay

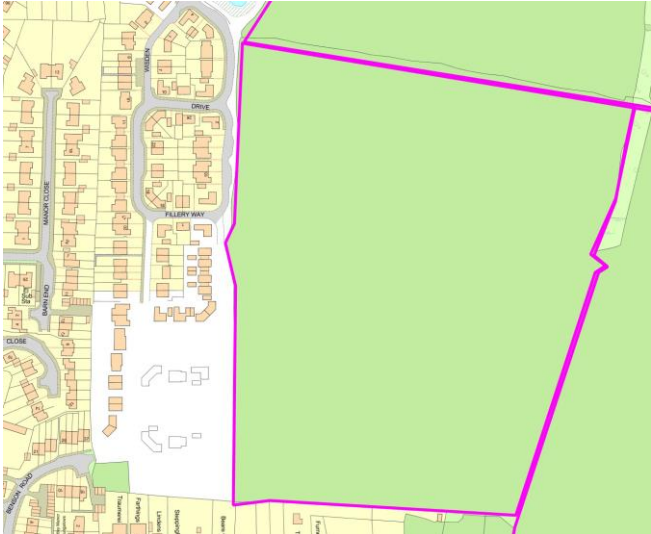

HENFIELD NEIGHBOURHOOD PLAN Site K1 – Land at Furners Lane, Henfield	
SHELAA Ref.	Part of SA005
Address	Land at Furners Lane, Henfield, West Sussex
Site Area (Ha)	7.5 hectares
Capacity (as proposed and at 30 dph)	?/225 homes
Available?	Yes
Description	<p>The site is located on the eastern side of the village. A single track, private road, which is also, Public Footpath #2540, forms the southern boundary, with open countryside, to the north. Public Footpath #2539 forms the eastern boundary and has a tree and hedgerow screen, with open countryside to the south. The field rises to the east and falls away to the northern boundary.</p>  <p>Current site entrance, looking east from Furners Lane.</p> 
Proposal	Residential development, no numbers proposed but 225 at 30 dph.
Planning History	No relevant planning history.
Conformity with Local Plan strategic policies	<p>HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where:</p> <p>1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and</p> <p>5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.</p>

	The site is not attached to the existing development boundary and would extend development into open countryside with no defensible boundaries. It is therefore contrary to HDPF Policy 4 criteria 1 and 5.
Opportunities	-
Constraints and Potential Mitigation	Habitats and protected species may be affected and mitigation should be provided. Surface water flood risk would need to be managed.
Summary of Sustainability Appraisal	The site has been proposed for residential development at around 30dpa. Positive impact on Objectives 2, 3 and 4 by the provision of housing within Henfield. The site is a greenfield site beyond the settlement boundary which gives rise to a number of negative impacts on SEA Objectives including the environment, countryside and biodiversity. Mitigation in the form of screening and planting may be possible to reduce the impact of development on the countryside setting in the west of the site. However, development towards the east of the site is likely to have a significant impact on the countryside location and therefore Objective 9. High, medium and low risk areas of surface water flooding onsite. Effects could be mitigated using SuDS. Habitats and protected species may be affected and mitigation should be provided.

Context	
Current Use	Agricultural
Previous Uses	-
Surrounding Land Uses	Countryside all around site with farmsteads to south-east.
Site Boundary	Hedgerows around site, but of mixed height and density.
General Character – open countryside/edge of settlement/urban	Open countryside
Topography - flat/sloping or undulating/steep gradient	Relatively flat
Within BUAB	No
Adjacent to BUAB	No
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	1.61 KM
Distance to schools (secondary)	12.0
Distance to local shop(s)	1.01 KM
Distance to Pub	0.88 KM
Distance health facilities (doctors surgery)	1.21 KM
Distance to community facilities (Village Hall)	1.09 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.43 KM
Opportunity to provide open space/recreation/community facility	None proposed
Biodiversity	
European designation - SAC/SPA/RAMSAR	No

National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU000020002PK6I (22 Manor Close) Chirophera bats THU00002000309ZJ Stock Dove (Field House) THU000020003J2ZM Green Woodpecker (east of site) THU000020001SQHX Brown Long-eared Bat
Opportunity to enhance biodiversity and Green Infrastructure	No
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 70: Low/Moderate capacity for medium scale development (100-500 homes) but report says that "There may be some very limited capacity for larger scale housing development (500+) in the west of the area close to the urban edge due to its moderate condition and the degree of visual intrusion. Further east development is likely to be perceived as much more of an incursion into the countryside. Large scale employment development is likely to be overly visually prominent in this location".
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Views into the site from Furners Lane and public footpath on eastern boundary
Views out of the site (wide/framed/screened/long/short)	Limited views from the site of wider countryside
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.74 KM
Access to highway	Via Furners Lane which is a narrow country lane at this point.

Site generate significant additional traffic/congestion	Subject to Transport Assessment
Pedestrian access	No pavement along Furners Lane
Public rights of way present	Yes public footpath on eastern boundary
Access by bike	Yes
Economic Development	
Distance to employment sites	3.22 KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	High, medium and low surface water flood risk on boundary between K1 and K2 with some low risk extending eastwards into site K1.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield site
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay with some also safeguarded for soft sand at southern end of site.


HENFIELD NEIGHBOURHOOD PLAN Site K2 – Land north of Furners Lane, Henfield	
SHELAA Ref.	Part of SA005
Address	Land north of Furners Lane, Henfield, West Sussex
Site Area (Ha)	8.5 hectares
Capacity (as proposed and at 30 dph)	200 – 240 / 255 homes
Available?	Yes
Description	<p>The site is located on the eastern side of the village. A line of ribbon development, on the northern side of Furners Lane, forms the southern boundary. The area to the west is residential, with a development site almost built out. There is open countryside, to the north and the site falls away to open countryside to the east.</p>  <p>View into the field, looking north east.</p> 
Proposal	200 – 240 homes
Planning History	No relevant planning history.
Conformity with Local Plan strategic policies	<p>HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where:</p> <p>1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and</p> <p>5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.</p>

	The site is attached to the revised development boundary but would extend development into open countryside with no defensible boundaries. It is therefore contrary to HDPF Policy 4 criteria 5.
Opportunities	Development could fund a safe pedestrian crossing over the A281 at Wantley Hill, reflecting increased numbers of residents needing to access services such as St Peter' School, Medical Centre, Churches and Playing Field situated on the western side of the road.
Constraints and Potential Mitigation	Habitats and protected species may be affected and mitigation should be provided. Surface water flood risk would need to be managed.
Summary of Sustainability Appraisal	<p>Large site on the eastern side of Henfield, which projects into open countryside beyond the line of new development along Fillery Way.</p> <p>Greenfield site outside of the settlement boundary which gives rise to a number of negative impacts on SEA Objectives including the environment, countryside, biodiversity and character.</p> <p>However, it is considered that these impacts would be localised to the immediate area and new screening would reduce these impacts. Accessibility may also present an issue.</p> <p>The site would provide a considerable contribution towards the housing need.</p>

Context	
Current Use	Agricultural
Previous Uses	-
Surrounding Land Uses	Recently constructed housing to west, open countryside around rest of site
Site Boundary	Hedgerows around site, but of mixed height and density.
General Character – open countryside/edge of settlement/urban	Open countryside
Topography - flat/sloping or undulating/steep gradient	Relatively flat
Within BUAB	No
Adjacent to BUAB	Yes
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	1.34 KM
Distance to schools (secondary)	12.26
Distance to local shop(s)	0.74 KM
Distance to Pub	0.64 KM
Distance health facilities (doctors surgery)	1.07 KM
Distance to community facilities (Village Hall)	0.86 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.45 KM
Opportunity to provide open space/recreation/community facility	Areas of open space proposed
Biodiversity	
European designation - SAC/SPA/RAMSAR	No

National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	<p>THU000020001SPHS Steppingly, Furners Lane, Brown Long-eared bat, roost</p> <p>THU000020001SPTA Field House, Furners Lane, Chirophera bats</p> <p>THU000020001SQL Furners Farm, Chirophera bats, roost</p> <p>THU000020001SMFD Chirophera bats</p> <p>THU000020003JPA4 Linnet</p> <p>THU0000200025850 Cuckoo (land to west, now built on)</p> <p>THU000020001TUV3 Cuckoo (land to west, now built on)</p> <p>THU00002000165MK Nightjar</p> <p>THU0000200037UDI Kestrel</p> <p>THU000020000YITM Grass Snake (land to west now built on)</p> <p>THU000020000DWDO Grass Snake (land to west now built on) THU000020003N6VI Grass Snake (land to west now built on)</p> <p>MMEEE2NBEEE4BNK9 Crosswort</p> <p>THU000020001SPH5 Brown Long-eared Bat</p> <p>THU000020003N4XT Slow Worm</p> <p>THU000020003NDSW Slow Worm</p>
Opportunity to enhance biodiversity and Green Infrastructure	None proposed
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	<p>Part of Area 70: Low/Moderate capacity for medium scale development (100-500 homes) but report says that "There may be some very limited capacity for larger scale housing development (500+) in the west of the area close to the urban edge due to its moderate condition and the degree of visual intrusion. Further east development is likely to be perceived as much more of an incursion into the countryside. Large scale employment development is likely to be overly visually prominent in this location".</p>
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Views into site from new housing to west and the access road to it.
Views out of the site (wide/framed/screened/long/short)	Views across open countryside from site
Inter village gap	No

Relationship to designated local green space	No
Opportunity to enhance landscape	None proposed
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.44 KM
Access to highway	Yes
Site generate significant additional traffic/congestion	Subject to Transport Assessment
Pedestrian access	Yes
Public rights of way present	No
Access by bike	Yes
Economic Development	
Distance to employment sites	2.94 KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	High, medium and low surface water flood risk on boundary between K1 and K2
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay with some also safeguarded for soft sand at southern end of site.

HENFIELD NEIGHBOURHOOD PLAN Site K1 and K2 – Land at Furners Lane, Henfield	
SHELAA Ref.	SA005
Address	Land at Furners Lane, Henfield, West Sussex
Site Area (Ha)	16 hectares
Capacity (as proposed and at 30 dph)	?/480 homes
Available?	Yes
Description	<p>The site is located on the eastern side of the village. A line of ribbon development, on the northern side of Furners Lane, forms the southern boundary of the western site (K2). The area to the west is residential, with a development site almost built out. There is open countryside, to the north and the site falls away to open countryside to the east. A single track, private road, which is also, Public Footpath #2540, forms the southern boundary of K2, with open countryside, to the north. Public Footpath #2539 forms the eastern boundary of K1 and has a tree and hedgerow screen, with open countryside to the south. The field rises to the east and falls away to the northern boundary.</p> 



Proposal	Residential development, no numbers proposed but 480 at 30 dph.
Planning History	No relevant planning history.
Conformity with Local Plan strategic policies	HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where: 1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and 5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced. The K2 site is attached to the revised development boundary but would significantly extend development into open countryside.
Opportunities	Development could fund a safe pedestrian crossing over the A281 at Wantley Hill, reflecting increased numbers of residents needing to access services such as St Peter' School, Medical Centre, Churches and Playing Field situated on the western side of the road. Opportunities for community facilities and open space.
Constraints and Potential Mitigation	Habitats and protected species may be affected and mitigation should be provided. Surface water flood risk would need to be managed.
Summary of Sustainability Appraisal	See Sustainability Appraisal Addendum for assessment as a strategic option.

Context	
Current Use	Agricultural
Previous Uses	-
Surrounding Land Uses	Countryside all around site with farmsteads to south-east.
Site Boundary	Hedgerows around site, but of mixed height and density.
General Character – open countryside/edge of settlement/urban	Recently constructed housing to west, open countryside around rest of site.
Topography - flat/sloping or undulating/steep gradient	Relatively flat
Within BUAB	No
Adjacent to BUAB	Yes
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	1.34 KM
Distance to schools (secondary)	12.26
Distance to local shop(s)	0.74 KM
Distance to Pub	0.64 KM
Distance health facilities (doctors surgery)	1.07 KM
Distance to community facilities (Village Hall)	0.86 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.45 KM
Opportunity to provide open space/recreation/community facility	As proposed
Biodiversity	
European designation - SAC/SPA/RAMSAR	No

National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	<p>THU000020001SPHS Steppingly, Furners Lane, Brown Long-eared bat, roost</p> <p>THU000020001SPTA Field House, Furners Lane, Chirophera bats</p> <p>THU000020001SQL Furners Farm, Chirophera bats, roost</p> <p>THU000020001SMFD Chirophera bats</p> <p>THU000020003JPA4 Linnet</p> <p>THU0000200025850 Cuckoo (land to west, now built on)</p> <p>THU000020001TUV3 Cuckoo (land to west, now built on)</p> <p>THU00002000165MK Nightjar</p> <p>THU0000200037UDI Kestrel</p> <p>THU000020000YITM Grass Snake (land to west now built on)</p> <p>THU000020000DWDO Grass Snake (land to west now built on) THU000020003N6VI Grass Snake (land to west now built on)</p> <p>MMEEE2NBEEE4BNK9 Crosswort</p> <p>THU000020001SPH5 Brown Long-eared Bat</p> <p>THU000020003N4XT Slow Worm</p> <p>THU000020003NDSW Slow Worm</p> <p>THU000020002PK6I (22 Manor Close) Chirophera bats</p> <p>THU00002000309ZJ Stock Dove (Field House)</p> <p>THU000020003J2ZM Green Woodpecker (east of site)</p> <p>THU000020001SQHX Brown Long-eared Bat</p>
Opportunity to enhance biodiversity and Green Infrastructure	As proposed
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	<p>Part of Area 70: Low/Moderate capacity for medium scale development (100-500 homes) but report says that "There may be some very limited capacity for larger scale housing development (500+) in the west of the area close to the urban edge due to its moderate condition and the degree of visual intrusion. Further east development is likely to be perceived as much more of an incursion into the countryside. Large scale employment development is likely to be overly visually prominent in this location".</p>
Within SDNP	No

Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Views into site from new housing to west and the access road to it. Also from Furners Lane and public footpath on eastern boundary
Views out of the site (wide/framed/screened/long/short)	Limited views from the site of wider countryside
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	None proposed
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.44 KM
Access to highway	Via new development to the west.
Site generate significant additional traffic/congestion	Subject to Transport Assessment
Pedestrian access	Yes
Public rights of way present	No but public footpath adjacent to eastern boundary
Access by bike	Yes
Economic Development	
Distance to employment sites	2.94 KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	High, medium and low surface water flood risk on boundary between K1 and K2 with some low risk extending eastwards into site K1.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield site
Other	
Viability	No known issues

Minerals	Safeguarded for brick clay with some also safeguarded for soft sand at southern end of site.
----------	--

HENFIELD NEIGHBOURHOOD PLAN Site L – Land at Backsettown, Furners Lane	
SHELAA Ref.	SA011
Address	Land at Backsettown, Furners Lane, Henfield
Site Area (Ha)	2.5 hectares (approx. 1.5 hectares developable to provide buffer around listed building)
Capacity (as proposed and at 30 dph)	75 / 45
Available?	Yes
Description	<p>The site is located to the east of the village. The area to the west is residential and the areas to the north and south are partially residential with some open space. The Grade II Listed building called Backsettown is adjacent to the eastern boundary, with open countryside beyond. There are a number of oak trees on part of the western boundary, next to the existing access track, that are protected by Tree Preservation Orders. The site is currently owned by a registered charity. Public Footpath #2540 (Furners Lane) runs along the northern boundary, whilst Public Footpath #2548 is on the site's western boundary.</p>  <p>Furners Lane, looking west, with site entrance on the left.</p> 
Proposal	75 dwellings
Planning History	No relevant planning history.
Conformity with Local	HDPF Strategic Policy 4 criteria 1 and 5 supports the expansion of settlements where:

Plan strategic policies	1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and 5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced. The site adjoins the development boundary and has defensible boundaries and is considered to comply with Policy 4 provided the development is accessed via Furners Mead to avoid urbanising the rural character of Furners Lane and the setting of the listed building is protected by a substantial buffer.
Opportunities	Potential for older people's accommodation. Improved footpath facilities to the village centre.
Constraints and Potential Mitigation	The setting of the Grade II listed building will need to be protected with a buffer around three sides. Habitats and protected species may be affected and mitigation should be provided. Protected trees may be affected and removal or root damage should be avoided. Surface water flood risk would need to be managed
Summary of Sustainability Appraisal	Greenfield site outside of the settlement boundary which gives rise to a number of negative impacts on SEA Objectives including heritage. Positive impact on Objectives 3 and 4 by the provision of housing within Henfield. Negative impacts could be lessened through a sensitive design taking account of the nearby listed building and maintaining a link with the countryside beyond. It is considered that should a smaller part of the site come forward on the western side of the site some harmful impacts with regard to the listed building can be avoided to some extent and mitigated further with appropriate planting (see Site La).



Context	
Current Use	Agricultural
Previous Uses	-
Surrounding Land Uses	Established housing to west, bowling green and clubhouse to south, low density housing and countryside to north of Furners Lane and group of houses including Backsettown House and countryside to the east.
Site Boundary	Mature hedgerow along Furners lane. Thinner hedges elsewhere around the site.
General Character – open countryside/edge of settlement/urban	Urban edge with rural characteristics
Topography - flat/sloping or undulating/steep gradient	Relatively flat
Within BUAB	No
Adjacent to BUAB	Yes
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	1.34 KM
Distance to schools (secondary)	12.0

Distance to local shop(s)	0.44 KM
Distance to Pub	0.27 KM
Distance health facilities (doctors surgery)	1.01 KM
Distance to community facilities (Village Hall)	0.35 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.09 KM
Opportunity to provide open space/recreation/community facility	None proposed
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	TPO/1491 north-east corner (outside site but may be affected)
Record of protected species/habitats	THU000020001SPHS Steppingly, Furners Lane, Brown Long-eared bat, roost THU000020001SPTA Field House, Furners Lane, Chirophera bats THU000020001SQL Furners Farm, Chirophera bats, roost THU000020001SPAM Henfield Bowling Club, maternity roost for Soprano Pipistrelles THU000020001SQKA Common Pipistrelles THU0000200037UDI Kestrel THU0000200026OGN Song Thrush (east of Backsetton Farm) THU000020003PVHJ Stag Beetle (south of access) MMEEE2NBEEEROC55 Bluebell (access)
Opportunity to enhance biodiversity and Green Infrastructure	None proposed
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 71: No/low capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Views into site from surrounding housing and public right of way down western side of site.
Views out of the site (wide/framed/screened/long/short)	Limited
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	None proposed
Heritage	
Impact on Listed Building and its setting	Backsettown House is a Grade II listed building
Is the site located in/adjacent to the Conservation Area	No

Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.40 KM
Access to highway	Current access on to Furners Lane. Potential alternative access points either in a different location along Furners lane or by demolishing a property in Furners Mead.
Site generate significant additional traffic/congestion	Subject to Transport Assessment
Pedestrian access	No pavement along Furners Lane, however, public footpath to Furners Mead / Daisycroft as alternative pedestrian route into town centre.
Public rights of way present	Yes within site along western boundary.
Access by bike	Yes
Economic Development	
Distance to employment sites	2.4 KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Low risk surface water flooding along Furners Lane and down access drive. High risk around Backsettown Farm.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 3
Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield
Other	
Viability	No known issues
Minerals	Safeguarded for soft sand with some also safeguarded for brick clay at northern end of site.

HENFIELD NEIGHBOURHOOD PLAN

Site La – Land at Backsettown, Furners Lane

SHELAA Ref.	SA011 (part)
Address	Land at Backsettown, Furners Lane, Henfield
Site Area (Ha)	1 hectare
Capacity (as proposed and at 30 dph)	30 (as proposed by Steering Group)
Available?	Yes
Description	<p>The site is located to the east of the village. The area to the west is residential and the areas to the north and south are partially residential with some open space. The Grade II Listed building called Backsettown is to the east, separated from the site by a buffer zone, with open countryside beyond. There are a number of oak trees on part of the western boundary, next to the existing access track, that are protected by Tree Preservation Orders. The site is currently owned by a registered charity. Public Footpath #2540 (Furners Lane) runs along the northern boundary, whilst Public Footpath #2548 is on the site's western boundary.</p>  <p>Furners Lane, looking west, with site entrance on the left.</p> 
Proposal	-
Planning History	No relevant planning history.

Conformity with Local Plan strategic policies	HDPF Strategic Policy 4 criteria 1 and 5 supports the expansion of settlements where: 1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and 5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced. The site adjoins the development boundary and has defensible boundaries and is considered to comply with Policy 4 provided the development is accessed via Furners Mead to avoid urbanising the rural character of Furners Lane and the setting of the listed building is protected by a substantial buffer.
Opportunities	Potential for older people's accommodation. Improved footpath facilities to the village centre.
Constraints and Potential Mitigation	The setting of the Grade II listed building will need to be protected with a buffer around three sides. Habitats and protected species may be affected and mitigation should be provided. Protected trees may be affected and removal or root damage should be avoided. Surface water flood risk would need to be managed
Summary of Sustainability Appraisal	Greenfield site outside of the settlement boundary which gives rise to a number of negative impacts on SEA Objectives including heritage. Positive impact on Objectives 3 and 4 by the provision of housing within Henfield. Possible negative impacts on the nearby listed building and surrounding countryside are limited by restricting development to an 'infill' area, broadly in line with the building line of the settlement. This reduces the potential for negative impact on listed buildings and the open countryside. This assessment considers the western part of the larger Site L which will avoid the most harmful impacts on the listed building. Impacts can be mitigated further with appropriate planting.

Context	
Current Use	Agricultural
Previous Uses	-
Surrounding Land Uses	Established housing to west, bowling green and clubhouse to south, low density housing and countryside to north of Furners Lane and group of houses including Backsettown House and countryside to the east.
Site Boundary	Mature hedgerow along Furners lane. Thinner hedges elsewhere around the site.
General Character – open countryside/edge of settlement/urban	Urban edge with rural characteristics
Topography - flat/sloping or undulating/steep gradient	Relatively flat
Within BUAB	No
Adjacent to BUAB	Yes
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes

Community Facilities and Access to Services	
Distance to schools (primary)	1.34 KM
Distance to schools (secondary)	12.0
Distance to local shop(s)	0.44 KM
Distance to Pub	0.27 KM
Distance health facilities (doctors surgery)	1.01 KM
Distance to community facilities (Village Hall)	0.35 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.09 KM
Opportunity to provide open space/recreation/community facility	None proposed
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SSCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	TPO/1491 north-east corner (outside site but may be affected)
Record of protected species/habitats	THU000020001SPHS Steppingly, Furners Lane, Brown Long-eared bat, roost THU000020001SPTA Field House, Furners Lane, Chirophera bats THU000020001SQL Furners Farm, Chirophera bats, roost THU000020001SPAM Henfield Bowling Club, maternity roost for Soprano Pipistrelles THU000020001SQKA Common Pipistrelles THU0000200037UDI Kestrel THU0000200026OGN Song Thrush (east of Backsetton Farm) THU000020003PVHJ Stag Beetle (south of access) MMEEE2NBEEEROC55 Bluebell (access)
Opportunity to enhance biodiversity and Green Infrastructure	None proposed
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 71: No/low capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Views into site from surrounding housing and public right of way down western side of site.
Views out of the site (wide/framed/screened/long/short)	Limited
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	None proposed
Heritage	

Impact on Listed Building and its setting	Backsettown House is a Grade II listed building
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.40 KM
Access to highway	Current access on to Furners Lane. Potential alternative access points either in a different location along Furners lane or by demolishing a property in Furners Mead.
Site generate significant additional traffic/congestion	Subject to Transport Assessment
Pedestrian access	No pavement along Furners Lane, however, public footpath to Furners Mead / Daisycroft as alternative pedestrian route into town centre.
Public rights of way present	Yes within site along western boundary.
Access by bike	Yes
Economic Development	
Distance to employment sites	2.4 KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Low risk surface water flooding along Furners Lane and down access drive. High risk around Backsettown Farm.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 3
Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield
Other	
Viability	No known issues
Minerals	Safeguarded for soft sand with some also safeguarded for brick clay at northern end of site.



HENFIELD NEIGHBOURHOOD PLAN Site M – Land north of Old Brickworks	
SHELAA Ref.	N/A
Address	Land north of Old Brickworks
Site Area (Ha)	5.47 hectares
Capacity	N/A
Available?	Yes
Description	<p>The site is located in the southern part of the parish, to the west of the A2037. The Henfield Business Park lies immediately to the east, on the opposite side of the road, with open countryside to the north and west. There is a dwelling to the immediate south including a kennels and just beyond that, the Old Brickworks, which now accommodates a number of businesses. It's current use is agricultural, with access onto the A2037.</p>  <p>Site entrance from the Henfield Business Park, looking west.</p> 
Proposal	Employment site
Planning History	No relevant planning history.
Conformity with Local Plan strategic policies	<p>HDPF Strategic Policy 7: Economic Growth criteria 3) supports the formation and development of small, start-up and move-on businesses by encouraging provision of small units and in criteria 7 encourages sustainable local employment growth through Neighbourhood Development Plans. The location is adjacent to Henfield Business Park, which is proposed to be a key employment site in the recently published Issues and Options paper for the emerging Local Plan.</p>

Opportunities	As part of the development, a footpath / cycle path should be developed linking the potentially enlarged Henfield Business area with the village centre.
Constraints and Potential Mitigation	Habitats and protected species may be affected and mitigation should be provided. Surface water flood risk would need to be managed.
Summary of Sustainability Appraisal	Site not assessed in Sustainability Appraisal

Context	
Current Use	Agricultural / paddocks
Previous Uses	-
Surrounding Land Uses	House and paddocks to north, house with kennels and restored landfill site to south, nursery buildings to west and Henfield Business Park on other side of the road
Site Boundary	Mature hedgerows
General Character – open countryside/edge of settlement/urban	Countryside but with sporadic and mixed use development around it.
Topography - flat/sloping or undulating/steep gradient	Relatively flat
Within BUAB	No
Adjacent to BUAB	No
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	No
Able to provide a range of housing types, sizes and tenures	No
Community Facilities and Access to Services	
Distance to schools (primary)	2.66 KM
Distance to schools (secondary)	10 KM
Distance to local shop(s)	1.66 KM
Distance to Pub	1.5 KM
Distance health facilities (doctors surgery)	2.83 KM
Distance to community facilities (Village Hall)	2 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	2.67 KM
Opportunity to provide open space/recreation/community facility	None proposed
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	Priority Habitat Inventory - Deciduous Woodland to south of southern boundary. THU0000200030A89 Cuckoo

	THU0000200037D25 Nightingale THU0000200037D4C Nightingale THU000020000AN7J Hedgehog MMEEE2NBEEEG9V20 Tubular Water-dropwort
Opportunity to enhance biodiversity and Green Infrastructure	None proposed
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Not assessed
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Limited due to boundary hedging, only views are from the access.
Views out of the site (wide/framed/screened/long/short)	Limited as above.
Inter village gap	Between Henfield and Small Dole
Relationship to designated local green space	No
Opportunity to enhance landscape	None proposed
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0
Access to highway	Yes
Site generate significant additional traffic/congestion	Unlikely due to scale of potential development.
Pedestrian access	No pavement along A2037
Public rights of way present	No
Access by bike	Yes but not attractive route due to speed and weight of traffic along A2037
Economic Development	
Distance to employment sites	0
Loss of employment site	No
Opportunity for employment	Yes
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Low risk surface water flooding in north and west with small area in east.
Environmental Quality	
Water quality issues	None known
Air quality issues	No

Any local noise issues	No
Agricultural land classification	Provisionally Grade 3
Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay

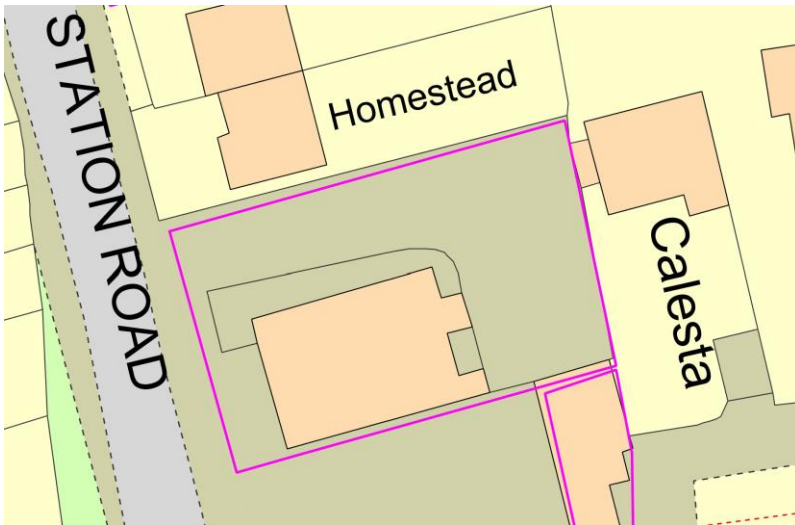

HENFIELD NEIGHBOURHOOD PLAN Site N – The Old Brickworks	
SHELAA Ref.	N/A
Address	The Old Brickworks, Shoreham Road, Henfield.
Site Area (Ha)	7.5 hectares
Capacity	N/A
Available?	Yes
Description	<p>The site is located in the southern part of the parish, to the west of the A2037. The Henfield Business Park lies in close proximity to the north east, on the opposite side of the road, with open countryside to the west and to the east. Residential development lies to the immediate south.</p>  <p>Site entrance from the Henfield Business Park, looking west.</p> 
Proposal	Retention of existing employment site
Planning History	<ul style="list-style-type: none"> • DC/04/0373 • DC/05/0942 • DC/10/0698 • DC/14/1357 • DC/15/1187 • DC/15/2667
Conformity with Local Plan strategic policies	Not relevant as existing lawful use.

Opportunities	Not relevant as existing lawful use.
Constraints and Potential Mitigation	Not relevant as existing lawful use.
Summary of Sustainability Appraisal	Site not assessed in Sustainability Appraisal

Context	
Current Use	Industrial and storage
Previous Uses	Old brickyards and landfill Site
Surrounding Land Uses	House with kennels and countryside to north, restored landfill site to west, countryside to south and east with Henfield Business Park diagonally opposite on eastern side of road.
Site Boundary	Fencing and hedgerow along eastern boundary to road. Mature hedgerow along northern and southern boundaries. Open to western boundary with restored landfill site.
General Character – open countryside/edge of settlement/urban	Commercial site within the countryside
Topography - flat/sloping or undulating/steep gradient	Relatively flat
Within BUAB	No
Adjacent to BUAB	No
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	No
Able to provide a range of housing types, sizes and tenures	No
Community Facilities and Access to Services	
Distance to schools (primary)	2.83 KM
Distance to schools (secondary)	9.83 KM
Distance to local shop(s)	1.58 KM
Distance to Pub	1.72 KM
Distance health facilities (doctors surgery)	3 KM
Distance to community facilities (Village Hall)	2.16 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	2.92 KM
Opportunity to provide open space/recreation/community facility	None proposed
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No

Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU0000200037D25 Nightingale (west of site) THU0000200020R73 Nightingale (west of site) THU0000200037D4C Nightingale
Opportunity to enhance biodiversity and Green Infrastructure	None proposed
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Not assessed
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Limited views from access.
Views out of the site (wide/framed/screened/long/short)	Limited
Inter village gap	Between Henfield and Small Dole
Relationship to designated local green space	No
Opportunity to enhance landscape	None proposed
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.19
Access to highway	Yes as existing
Site generate significant additional traffic/congestion	As existing
Pedestrian access	No pavement along A2037
Public rights of way present	No
Access by bike	Yes but not attractive route due to speed and weight of traffic along A2037
Economic Development	
Distance to employment sites	0
Loss of employment site	No
Opportunity for employment	Yes as existing
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	High, medium and low risk of surface water flooding at north end of site including access point.
Environmental Quality	
Water quality issues	None known

Air quality issues	No
Any local noise issues	None known
Agricultural land classification	N/A
Contaminated Land (usually applies to brownfield sites)	Likely due to previous use
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay

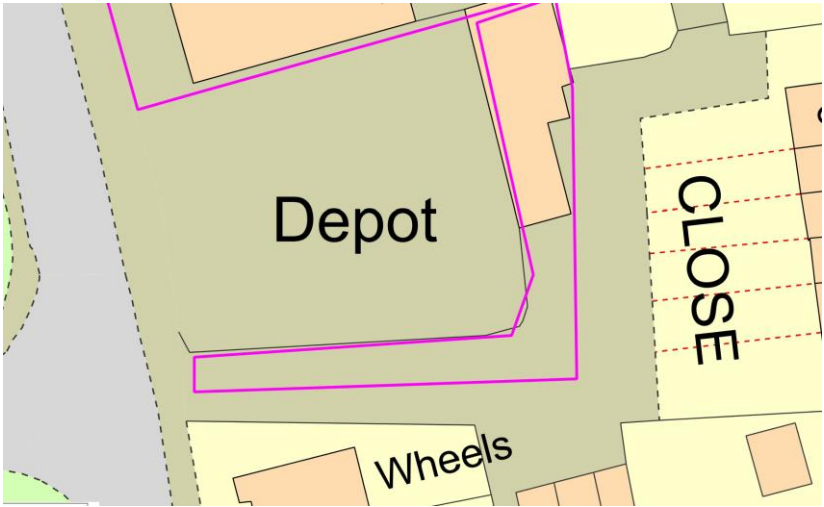

HENFIELD NEIGHBOURHOOD PLAN Site O – The Garage, Station Road	
SHELAA Ref.	Part of SA423
Address	The Garage, Station Road, Henfield, West Sussex
Site Area (Ha)	0.12 hectare with Site P
Capacity (as proposed and at 50 dph)	6 with Site P
Available?	Yes
Description	<p>The site is located in the western part of the village. It is in an urban area, surrounded by residential development. The site is currently occupied by a small number of businesses. The site is accessed from Station Road.</p>  <p>View of the site from the south.</p> 
Proposal	Residential development with no number proposed but could accommodate 6 units with site P at 50 dph.
Planning History	No relevant planning history.

Conformity with Local Plan strategic policies	Site within development boundary so acceptable in principle.
Opportunities	Enhancement of the townscape of this part of Henfield.
Constraints and Potential Mitigation	Need to relocate existing businesses, possibly on new employment sites near the Henfield Business Park. Surface water flood risk would need to be managed. Protected species may be affected and mitigation should be provided. Potential impact on surrounding residential development.
Summary of Sustainability Appraisal	Notwithstanding the loss of employment space the proposed development scores well against the objectives. The current site contributes little to the character of the area and its redevelopment is likely to have positive impacts on the immediate environs, especially if it were to come forward in conjunction with Site P. Whilst overall this site scores well against the objectives, redevelopment of this site should be carefully considered as it would remove employment space from Henfield, negatively contributing towards the Henfield hub and the local economy.

Context	
Current Use	Garage and parking
Previous Uses	-
Surrounding Land Uses	Residential and Site P
Site Boundary	Wire fencing and open
General Character – open countryside/edge of settlement/urban	Urban
Topography - flat/sloping or undulating/steep gradient	Flat
Within BUAB	Yes
Adjacent to BUAB	No
Outside BUAB	No
Housing	
Able to accommodate affordable housing	Unlikely
Able to provide a range of housing types, sizes and tenures	Most likely to be flats / small units
Community Facilities and Access to Services	
Distance to schools (primary)	0.64 KM
Distance to schools (secondary)	11.5 KM
Distance to local shop(s)	1.1 KM
Distance to Pub	0.1 KM
Distance health facilities (doctors surgery)	1.24
Distance to community facilities (Village Hall)	1.1 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	0.82
Opportunity to provide open space/recreation/community facility	No
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No

Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU000020002FKKW (19 Beechings) Common Pipistrelle
Opportunity to enhance biodiversity and Green Infrastructure	No
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Not assessed
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Views from the road
Views out of the site (wide/framed/screened/long/short)	Short range views
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	1.26 KM
Access to highway	Yes
Site generate significant additional traffic/congestion	Unlikely given scale
Pedestrian access	Yes
Public rights of way present	No
Access by bike	Yes
Economic Development	
Distance to employment sites	2.45 KM
Loss of employment site	Yes
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Low risk of surface water flooding down Station Road
Environmental Quality	
Water quality issues	None known

Air quality issues	No
Any local noise issues	None known
Agricultural land classification	N/A
Contaminated Land (usually applies to brownfield sites)	Likely given current use
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay



HENFIELD NEIGHBOURHOOD PLAN Site P – Hellier’s Removals	
SHELAA Ref.	Part of SA423
Address	Hellier’s Removals, Station Road, Henfield
Site Area (Ha)	0.12 hectare with Site O
Capacity (as proposed and at 50 dph)	6 with Site O
Available?	Yes
Description	<p>The site is located in the western part of the village. It is in an urban area, surrounded by residential development. The site is currently occupied by a removals business. The site is accessed from Station Road.</p>  <p>View of the site from the south.</p> 
Site Capacity	6 with site O
Planning History	No relevant planning history.

Conformity with Local Plan strategic policies	Site within development boundary so acceptable in principle.
Opportunities	Enhancement of the townscape of this part of Henfield.
Constraints and Potential Mitigation	Need to relocate existing business, possibly on new employment sites near the Henfield Business Park. Surface water flood risk would need to be managed. Protected species may be affected and mitigation should be provided. Potential impact on surrounding residential development.
Summary of Sustainability Appraisal	Notwithstanding the loss of employment space the proposed development scopes well against the objectives. The current site contributes little to the character of the area and its redevelopment is likely to have positive impacts on the immediate environs, especially if it were to come forward in conjunction with Site O. Whilst overall this site scores well against the objectives, redevelopment of this site should be carefully considered as it would remove employment space from Henfield negatively contributing towards the Henfield hub and the local economy.

Context	
Current Use	Furniture storage
Previous Uses	-
Surrounding Land Uses	Residential and Site O
Site Boundary	Built up to boundary with open access in front
General Character – open countryside/edge of settlement/urban	Urban
Topography - flat/sloping or undulating/steep gradient	Flat
Within BUAB	Yes
Adjacent to BUAB	No
Outside BUAB	No
Housing	
Able to accommodate affordable housing	Unlikely
Able to provide a range of housing types, sizes and tenures	Most likely to be flats / small units
Community Facilities and Access to Services	
Distance to schools (primary)	0.64 KM
Distance to schools (secondary)	11.5 KM
Distance to local shop(s)	1.1 KM
Distance to Pub	0.1 KM
Distance health facilities (doctors surgery)	1.24
Distance to community facilities (Village Hall)	1.1 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	0.82
Opportunity to provide open space/recreation/community facility	No
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No

Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU000020002FKKW (19 Beechings) Common Pipistrelle
Opportunity to enhance biodiversity and Green Infrastructure	No
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Not assessed
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Views from the road
Views out of the site (wide/framed/screened/long/short)	Short range views
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	1.26 KM
Access to highway	Yes
Site generate significant additional traffic/congestion	Unlikely given scale
Pedestrian access	Yes
Public rights of way present	No
Access by bike	Yes
Economic Development	
Distance to employment sites	2.45 KM
Loss of employment site	Yes
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Low risk of surface water flooding down Station Road
Environmental Quality	
Water quality issues	None known

Air quality issues	No
Any local noise issues	None known
Agricultural land classification	N/A
Contaminated Land (usually applies to brownfield sites)	Possible given adjacent use
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay



HENFIELD NEIGHBOURHOOD PLAN Site Q – Sandgate Nurseries	
SHELAA Ref.	SA317
Address	Sandgate Nurseries, West End Lane, Henfield
Site Area (Ha)	3.7 hectares
Capacity (as proposed and at 30 dph)	51 homes (111 homes at 30 dwellings per hectare).
Available?	Yes
Description	<p>The site is located on the western side of the village. The Barratt's site under construction and West End Lane form the northern boundary and the eastern boundary is also residential. The listed building called Camellia Cottage or Deer's Farmhouse is on the northern part of the western boundary, with open countryside beyond. The southern boundary is formed by the Hollands Lane, Bridleway #2583, a single tracked unmetalled road, with open countryside beyond. Its previous use was as a nursery.</p>  <p>A view into the site from West End Lane, in a south eastern direction.</p> 
Proposal	51 homes
Planning History	<ul style="list-style-type: none"> • Ref. No: DC/14/0588 • Ref. No: DC/15/0412 • APP/Z3825/W/14/30001703
Conformity with Local Plan strategic policies	<p>HDPF Strategic Policy 4 criteria 1 and 5 supports the expansion of settlements where:</p> <p>1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and</p>

	5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced. The site adjoins the revised development boundary formed by the Barratts development. The recent Secretary of State appeal found that 72 dwellings on this site would be detrimental to the character of the area and cause harm to the adjacent listed building.
Opportunities	As part of any development a new, safe footpath / cycle way link should be established between the site, the Downs Link and village centre. The pavement along West End Lane should be extended from the east to the site access.
Constraints and Potential Mitigation	The impact on the setting of the listed building should be mitigated with a buffer of trees and shrubs between the building and the site. Such planting on the western side of the site could also help to mitigate impact on habitats and protected species and provide a defensible boundary to the site. Surface water flood risk would need to be managed.
Summary of Sustainability Appraisal	Greenfield site outside of the settlement boundary which gives rise to a number of negative impacts on SEA Objectives, including negative impacts on the adjacent listed building. The site does score positively with regard to the provision of housing (Objective 4) and the Henfield Hub (Objective 3).

Context	
Current Use	Unused agricultural
Previous Uses	Horticultural Nursery
Surrounding Land Uses	Residential to east and north, countryside to south and west.
Site Boundary	Mature hedgerows to south along Hollands Lane, to north along West End Lane and to boundary with field and Dears Farm to west. More open boundary to residential gardens to east.
General Character – open countryside/edge of settlement/urban	Countryside on edge of settlement.
Topography - flat/sloping or undulating/steep gradient	Relatively flat
Within BUAB	No
Adjacent to BUAB	Yes
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	0.66 KM
Distance to schools (secondary)	13.16 KM
Distance to local shop(s)	1.33 KM
Distance to Pub	0.33 KM
Distance health facilities (doctors surgery)	2.00 KM
Distance to community facilities (Village Hall)	1.50 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.00 KM
Opportunity to provide open space/recreation/community facility	Yes as proposed

Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	Priority Habitat Inventory - Deciduous Woodland to west of site boundary. THU0000200030A89 Cuckoo THU000020003XVZY Wild Strawberry THU000020003XW07 Bluebell MMEEE2NBEEEG9V20 Tubular Water-dropwort THU000020002H56U Brown Hairstreak Butterfly
Opportunity to enhance biodiversity and Green Infrastructure	No
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 68: Low/moderate capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Limited views from roads north and south. More open views from houses to east.
Views out of the site (wide/framed/screened/long/short)	Limited and short range
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	Dears House Farmhouse to the north-west is a Grade II listed building
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	1.33 KM
Access to highway	Yes
Site generate significant additional traffic/congestion	Subject to Transport Assessment
Pedestrian access	No pavement along this part of West End Lane.
Public rights of way present	Holland Lane to the south is a public bridleway
Access by bike	Yes
Economic Development	

Distance to employment sites	3 KM (from Henfield Business Park)
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Low risk of surface water flooding down West End Lane and Dears Farmhouse
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land (usually applies to brownfield sites)	Unlikely given greenfield site
Other	
Viability	No known issues
Minerals	Part of site safeguarded for brick clay

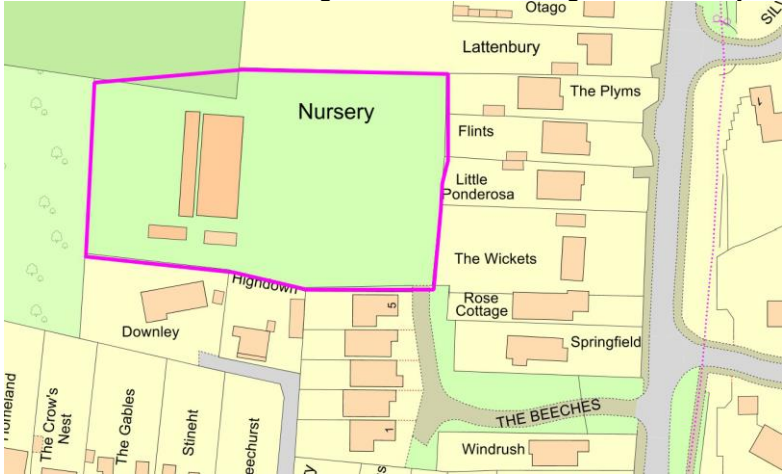

HENFIELD NEIGHBOURHOOD PLAN Site R – Knight's Field	
SHELAA Ref.	N/A
Address	Knight's Field, Sandy Lane, Henfield
Site Area (Ha)	0.9 hectares
Capacity (as proposed and at 30 dph)	9/27 homes
Available?	Yes
Description	<p>The site is located in the south west of the Parish, on the eastern side of the Downs Link (Bridleway #3513). The land is vacant and is partially covered with scrub. There is a nursery to the east, but the site is surrounded by open fields. Public Footpath #2560 is on the eastern boundary.</p>  <p>The access, as shown, is to Site H, immediately to the south of Site R, and appears to be shared.</p> 
Proposal	9 homes.
Planning History	No relevant planning history
Conformity with Local Plan strategic policies	<p>HDPF Strategic Policy 4 criteria 1 and 5 supports the expansion of settlements where:</p> <p>1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and</p>

	5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced. The site does not adjoin the development boundary and would extend development into open countryside with no defensible boundary. It is therefore considered to be in conflict with Policy 4 criteria 1 and 5.
Opportunities	The inclusion of a cycleway linking the Downs Link to roads which lead to the village centre to support our plans to improve visitor numbers.
Constraints and Potential Mitigation	Surface water flood risk would need to be managed. Habitats and protected species may be affected and mitigation should be provided.
Summary of Sustainability Appraisal	<p>Greenfield site outside of the settlement boundary which gives rise to a number of negative impacts on SEA Objectives, particularly those relating to environment. However, the site is relatively well contained in a valley with the bridleway immediately to the west.</p> <p>The development of this site would have a positive impact on Objectives 3 and 4.</p> <p>Access to the site requires further scrutiny as the site assessments indicate that access is likely to be via Site H (which has been scoped out from this assessment), should access come forward via Site H then its impacts on the objectives are likely to be as set out above. Access may be possible via Site E or Site F. Access to the site may affect its deliverability and the landowner/promoter should be required to demonstrate how access would be provided should it be included in the plan.</p>

Context	
Current Use	Unused agricultural
Previous Uses	-
Surrounding Land Uses	Residential to north, countryside on other three sides with Downs Link on western boundary.
Site Boundary	Whole site heavily vegetated with trees and scrub due to lack of cultivation for last 40 years.
General Character – open countryside/edge of settlement/urban	Countryside on edge of settlement
Topography - flat/sloping or undulating/steep gradient	Relatively flat
Within BUAB	No
Adjacent to BUAB	Yes
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	0.980 KM
Distance to schools (secondary)	12 KM
Distance to local shop(s)	1.2 KM
Distance to Pub	1.535 KM
Distance health facilities (doctors surgery)	1.160 KM
Distance to community facilities (Village Hall)	0.950 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.250 KM

Opportunity to provide open space/recreation/community facility	None proposed
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	National Forest Inventory: broadleaved woodland to east of site. Likely to be ecological interest on site given lack of cultivation. MMEEE2NB1EELSMTT Strawberry Clover THU000020000ATRW Slow Worm
Opportunity to enhance biodiversity and Green Infrastructure	No
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 67: No/low capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Limited views from Downs Link and public footpath to south-west.
Views out of the site (wide/framed/screened/long/short)	Limited
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	1.05 KM
Access to highway	Via Sandy Lane which is a narrow single track PROW. Site appears share access with Site H.
Site generate significant additional traffic/congestion	Unlikely given scale
Pedestrian access	Yes
Public rights of way present	Downs Link to west of boundary and public footpath to south-east of boundary.
Access by bike	Yes
Economic Development	

Distance to employment sites	2.25 KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Low risk surface water flooding within site, high risk on boundary with site H.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land (usually applies to brownfield sites)	Unlikely given greenfield site
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay and soft sand

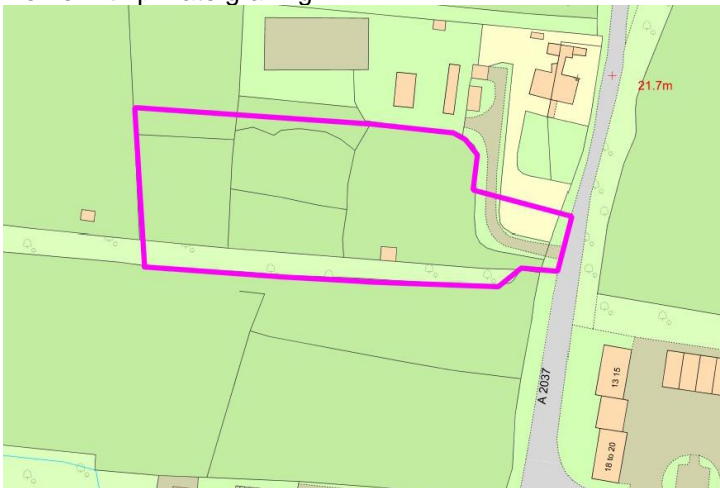

HENFIELD NEIGHBOURHOOD PLAN Site S – Highdown Nursery	
SHELAA Ref.	SA505
Address	Highdown Nursery, Small Dole
Site Area (Ha)	0.7 hectares
Capacity (as proposed and at 30 dph)	11 bungalows / 21 homes
Available?	Yes
Description	<p>The site is located in the southern part of the parish, on the western side of the A2037 in Small Dole. The area to the east and south is residential, with open countryside to the west and north. Access is proposed through the existing Beeches development, onto the A2037. The current lawful use is a nursery and there are some horticultural buildings still on site, although not currently in use.</p>  <p>Site access through a small residential close of five homes, known as The Beeches. The view is from the A2037, looking south west.</p> 
Proposal	11 chalet bungalows.
Planning History	<ul style="list-style-type: none"> HF/105/02
Conformity with Local	HDPF Strategic Policy 4 criteria 1 and 5 supports the expansion of settlements where:

Plan strategic policies	<p>1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and</p> <p>5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced. The site adjoins the development boundary and has residential development on two sides. Whilst not technically a 'brownfield site' because agricultural land and buildings are specifically excluded from the NPPF definition, the existing buildings do have an impact on the area, albeit limited by the visually contained nature of the site.</p> <p>HDPF Strategic Policy 3: Development Hierarchy identifies Small Dole as a smaller village with limited services, facilities, social networks but with good accessibility to larger settlements. HDPF Policy 4 criteria 2 supports the expansion of settlements where the level of expansion is appropriate to the scale and function of the settlement type. The cumulative impact of this site together with site J and Oxcroft farm in the Upper Beeding part of Small Dole should be assessed through the SA/SEA.</p>
Opportunities	To remove some unsightly derelict horticultural buildings.
Constraints and Potential Mitigation	<p>Some of the adjacent dwelling are single storey and close to the site boundary. The site would need to be designed carefully to avoid impacting unacceptably on the amenities of adjacent occupiers.</p> <p>Surface water flood risk would need to be managed.</p> <p>Habitats and protected species may be affected and mitigation should be provided.</p>
Summary of Sustainability Appraisal	<p>This site contains a former plant nursery, including a number of glasshouses.</p> <p>The site would have a positive impact on Objective 4 through the provision of housing. However, as the site is in Small Dole it would have a likely negative impact on Objective 3.</p> <p>Overall impacts on the objectives are considered to be relatively neutral on this site.</p>

Context	
Current Use	Unused horticultural land
Previous Uses	-
Surrounding Land Uses	Residential to south and east, countryside to north and west.
Site Boundary	6ft wooden panel fencing on southern boundary with newly constructed bungalows. Hedges elsewhere around the site.
General Character – open countryside/edge of settlement/urban	Horticultural land on edge of settlement.
Topography - flat/sloping or undulating/steep gradient	Relatively flat site with derelict glasshouses and other buildings connected with previous nursery use.
Within BUAB	No
Adjacent to BUAB	Yes
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Proposed as 2/3 bed chalet bungalows.

Community Facilities and Access to Services	
Distance to schools (primary)	5.16 KM (Upper Beeding)
Distance to schools (secondary)	8.66 KM
Distance to local shop(s)	3.16 KM main shops, 0.5 KM to PO at Small Dole
Distance to Pub	0.66 KM to Fox Pub Small Dole
Distance health facilities (doctors surgery)	4.16 KM
Distance to community facilities (Village Hall)	0.8
Distance to local recreation facilities (MUGA/Recreation Ground)	0.8 KM
Opportunity to provide open space/recreation/community facility	No
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU000020003VEIO Hedgehog
Opportunity to enhance biodiversity and Green Infrastructure	No
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area SD2: Moderate capacity for small scale development (up to 100 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Limited, from adjacent dwellings
Views out of the site (wide/framed/screened/long/short)	Limited
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.4 KM
Access to highway	Proposed access through recently constructed bungalow development to the south and onto the A2037

Site generate significant additional traffic/congestion	Unlikely due to scale
Pedestrian access	Yes
Public rights of way present	New Hall Lane, the current access, is a public footpath.
Access by bike	Yes
Economic Development	
Distance to employment sites	1.02 (Mackleys) 1.33 KM from Henfield Business Park
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Low risk surface water flooding on western side of site.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield site with only horticultural buildings
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay



HENFIELD NEIGHBOURHOOD PLAN Site T - Southgrounds	
SHELAA Ref.	N/A
Address	Southgrounds, Shoreham Road, Henfield
Site Area (Ha)	0.845 hectares
Capacity	N/A
Available?	Yes
Description	<p>The site is located in the southern part of the parish, opposite the Henfield Business Park with access onto the A2037. There is open countryside to the north and to the west, with the Old Brickworks, that accommodates Sweeptech and Edburton Contractors Ltd, immediately to the south. The current use is one residential home with private grazing.</p>  <p>Access onto the A2037, taken from the eastern side of the road, looking immediately west.</p> 
Proposal	Employment site to accommodate owners relocated business from site V and potentially other small scale operators.
Planning History	<ul style="list-style-type: none"> • HF/38/01 • DC/08/1724 • DC/10/0894
Conformity with Local Plan strategic policies	HDPF Strategic Policy 7: Economic Growth criteria 3) supports the formation and development of small, start-up and move-on businesses by encouraging provision of small units and in criteria 7 encourages sustainable local employment growth through Neighbourhood Development Plans. The location is adjacent to Henfield Business Park, which is proposed to be a key employment site in the recently published Issues and Options paper for the emerging Local Plan.

Opportunities	As part of the development, a footpath / cycle path should be developed linking the potentially enlarged Henfield Business area with the village centre.
Constraints and Potential Mitigation	Habitats and protected species may be affected and mitigation should be provided. Surface water flood risk would need to be managed.
Summary of Sustainability Appraisal	Site not assessed in Sustainability Appraisal

Context	
Current Use	Paddocks
Previous Uses	Horticultural
Surrounding Land Uses	Site M to south (proposed for employment), and kennels and existing employment use beyond. Owners house, stables, ménage and paddocks to north. Countryside to west and east with Henfield Business Park diagonally opposite.
Site Boundary	Mature hedgerows
General Character – open countryside/edge of settlement/urban	Countryside but with sporadic and mixed use development around it.
Topography - flat/sloping or undulating/steep gradient	Relatively flat site.
Within BUAB	No
Adjacent to BUAB	No
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	No
Able to provide a range of housing types, sizes and tenures	No, proposed for employment
Community Facilities and Access to Services	
Distance to schools (primary)	2.50 KM
Distance to schools (secondary)	10.16 KM
Distance to local shop(s)	1.66 KM
Distance to Pub	1.5 KM
Distance health facilities (doctors surgery)	2.66 KM
Distance to community facilities (Village Hall)	1.83 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	2.62 KM
Opportunity to provide open space/recreation/community facility	No
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU0000200030A89 Cuckoo

Opportunity to enhance biodiversity and Green Infrastructure	No
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Not assessed
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Limited by boundary hedgerows
Views out of the site (wide/framed/screened/long/short)	Limited by boundary hedgerows
Inter village gap	Between Henfield and Small Dole
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.12
Access to highway	Yes subject to WSCC approval
Site generate significant additional traffic/congestion	Unlikely due to scale
Pedestrian access	No pavement along A2037
Public rights of way present	No
Access by bike	Yes but not attractive route due to speed and weight of traffic along A2037
Economic Development	
Distance to employment sites	0.12 KM
Loss of employment site	No
Opportunity for employment	Yes potential for relocation of business on site V as within same ownership and potential for further starter units.
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Low risk surface water flooding at western end
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 3

Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield site
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay

HENFIELD NEIGHBOURHOOD PLAN Site U – Land south of Hollands Lane	
SHELAA Ref.	N/A
Address	Land south of Hollands Lane / Downs Link, Henfield
Site Area (Ha)	3.4 hectares of which the northern 1.6 hectares could be developable
Capacity (as proposed and at 30 dph)	40+ / 48 homes.
Available?	Yes
Description	<p>The site is located in the south west of the village, immediately to the west of the Downs Link (Bridleway #3513). The area to the north is residential, there is a small industrial park to the west, with open countryside to the south and small pockets of undeveloped land to the east. The current use is agricultural, with the northern part of the site previously being used as a nursery, which ceased in 1985. The southern field slopes southwards with extensive views towards the National Park. Foot Path #2562 runs to the west and south of the site, with Foot Path #2560 forming the eastern boundary. Foot Path #2561 crosses the southern part of the site.</p>  <p>Southern field access onto Rye Farm track, looking north.</p> 
Proposal	40+ homes.
Planning History	No relevant planning history
Conformity with Local Plan strategic policies	<p>HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where:</p> <p>1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and</p> <p>5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.</p> <p>Whilst this site does adjoin the development boundary, access is currently unclear and may depend on adjacent landowners. Any development should be confined</p>


	to the northern field as development in the southern field would have significant landscape impact.
Opportunities	The inclusion of a cycleway linking the Downs Link to roads which lead to the village centre to support our plans to improve visitor numbers. Community shop. Open space provision in the southern field.
Constraints and Potential Mitigation	Site is landlocked. Surface water flood risk would need to be managed. Habitats and protected species may be affected and mitigation should be provided. May be land contamination from adjacent uses which will need to be contained to avoid polluting adjacent areas and watercourses. Potential impact on user enjoyment of Downs Link and adjacent footpath.
Summary of Sustainability Appraisal	Greenfield site outside of the settlement boundary which gives rise to a number of negative impacts on SEA Objectives. There are long ranging views and therefore the site is visible from the National Park. Also adjacent to the site is a public bridleway, and as such, development of the site would have a negative impact on its users. Development for housing would have strong positive impacts on Objectives 3 and 4, although its distance from the High Street is noted with regard to Objective 3. Currently the site does not have access and this would need to be resolved before it could be considered for inclusion in the neighbourhood plan.

Context	
Current Use	Agricultural
Previous Uses	Nursery/Agricultural Pasture
Surrounding Land Uses	Employment to north-east, public right of way (Downs Link) on eastern boundary, countryside beyond and to south and west.
Site Boundary	Hedgerows of varying density.
General Character – open countryside/edge of settlement/urban	Open countryside/edge of settlement
Topography - flat/sloping or undulating/steep gradient	Falls to south/west
Within BUAB	No
Adjacent to BUAB	Yes
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	0.980 KM
Distance to schools (secondary)	1.165 KM
Distance to local shop(s)	1.2 KM
Distance to Pub	1.535 KM
Distance health facilities (doctors surgery)	1.160 KM
Distance to community facilities (Village Hall)	0.950 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.250 KM
Opportunity to provide open space/recreation/community facility	None proposed

Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	MMEEE2NB1EELSMTT Strawberry Clover THU000020000AX7B Grass Snake THU0000200023X44 Smooth Newt (Rye Farm)
Opportunity to enhance biodiversity and Green Infrastructure	None proposed, but southern field has potential for open space.
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 67: No/low capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Yes from public rights of way
Views out of the site (wide/framed/screened/long/short)	Yes, especially from southern field which has extensive views towards South Downs
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	1.46 KM
Access to highway	Currently landlocked. Access may be achievable through adjacent land onto Hollands Lane, but no firm proposals.
Site generate significant additional traffic/congestion	Subject to Transport Assessment
Pedestrian access	Yes via PROWs
Public rights of way present	PROWs to eastern and southern boundaries
Access by bike	Yes via Downs Link
Economic Development	
Distance to employment sites	2.66 KM
Loss of employment site	No
Opportunity for employment	None proposed
Flooding	

Within Flood zone 1 (low risk)	Yes but flood zone 2 and 3 immediately to the south (in curtilage of Little Barn)
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Low and medium risk of surface water flooding in western part of the site.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land (usually applies to brownfield sites)	Adjacent site former gas works
Other	
Viability	Access costs
Minerals	Safeguarded for brick clay and part of site also safeguarded for soft sand.

HENFIELD NEIGHBOURHOOD PLAN Site U – Land south of Hollands Lane with Site D2 - Site D2 – HDC Land, Hollands Lane Industrial Estate <i>Added following representations at Regulation 14 consultation</i>	
SHELAA Ref.	N/A
Address	Land south of Hollands Lane / Downs Link, Henfield and Hollands Lane Industrial Site
Site Area (Ha)	2.6 HA
Capacity (as proposed and at 30 dph)	60 / 78 homes.
Available?	Yes
Description	<p>The site is located in the south west of the village, immediately to the west of the Downs Link (Bridleway #3513) and includes the small industrial park adjacent to Hollands Lane. There is residential development to the north, with open countryside to the south and small pockets of undeveloped land to the east. The industrial site is currently owned by Horsham District Council and operates under a class of B2. It provides accommodation for local businesses and for the storage of waste pods for HDC Operational Services. The current use of the greenfield part of the site is agricultural, with the northern part of the site previously being used as a nursery, which ceased in 1985. The southern field slopes southwards with extensive views towards the National Park. Foot Path #2562 runs to the west and south of the site, with Foot Path #2560 forming the eastern boundary. Foot Path #2561 crosses the southern part of the site.</p>



	
Proposal	60 homes and relocation of some of the employment uses into the field to facilitate access.
Planning History	No relevant planning history
Conformity with Local Plan strategic policies	HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where: 1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and

	5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced. Industrial site is within the development boundary and the greenfield site adjoins the development boundary. Any development should be confined to the northern field as development in the southern field would have significant landscape impact. Strategic Policy 38: Flooding will be relevant to the industrial site as site is subject to surface water flooding.
Opportunities	The inclusion of a cycleway linking the Downs Link to roads which lead to the village centre to support our plans to improve visitor numbers. Community shop. Open space provision in the southern field. Improve boundary treatment to south-east to soften impact of site on the open countryside.
Constraints and Potential Mitigation	Industrial site: protected species may be affected, and mitigation should be provided; surface water flood risk will need to be managed; likely to be land contamination from existing and previous uses which will need to be contained to avoid polluting adjacent areas and watercourses. Greenfield site: surface water flood risk would need to be managed. Habitats and protected species may be affected and mitigation should be provided. May be land contamination from adjacent uses which will need to be contained to avoid polluting adjacent areas and watercourses. Potential impact on user enjoyment of Downs Link and adjacent footpath.
Summary of Sustainability Appraisal	

Context	
Current Use	Industrial and Agricultural
Previous Uses	Industrial site previously used for landfill. Greenfield site previously used as Nursery/Agricultural Pasture
Surrounding Land Uses	Employment and residential to north-east, public right of way (Downs Link) on eastern boundary, countryside beyond and to south and west.
Site Boundary	Industrial site open to road / wire fencing around rest of site. Greenfield site has hedgerows of varying density.
General Character – open countryside/edge of settlement/urban	Open countryside/edge of settlement and includes land within the settlement
Topography - flat/sloping or undulating/steep gradient	Industrial site is flat and slightly lower than adjoining field, which falls to south/west.
Within BUAB	Partly
Adjacent to BUAB	Partly
Outside BUAB	Partly
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	0.88 KM
Distance to schools (secondary)	11.5 KM
Distance to local shop(s)	1.1 KM
Distance to Pub	0.34 KM
Distance health facilities (doctors surgery)	1.46 KM
Distance to community facilities (Village Hall)	1.4 KM

Distance to local recreation facilities (MUGA/Recreation Ground)	1.05 KM
Opportunity to provide open space/recreation/community facility	None proposed
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU0000200020AB7 Nightingale THU000020000AX7C Slow Worm MMEEE2NB1EELSMITT Strawberry Clover THU000020000AX7B Grass Snake THU0000200023X44 Smooth Newt (Rye Farm)
Opportunity to enhance biodiversity and Green Infrastructure	None proposed, but southern field has potential for open space.
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 67: No/low capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Yes visible from road and from public rights of way
Views out of the site (wide/framed/screened/long/short)	Yes, especially from southern field which has extensive views towards South Downs
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	Better screening of boundary to countryside and entrance to village from west.
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	1.3 KM
Access to highway	Yes subject to WSCC approval
Site generate significant additional traffic/congestion	Subject to Transport Assessment
Pedestrian access	Yes via PROWs
Public rights of way present	PROWs to eastern and southern boundaries
Access by bike	Yes via Downs Link

Economic Development	
Distance to employment sites	Will include employment
Loss of employment site	No
Opportunity for employment	Yes
Flooding	
Within Flood zone 1 (low risk)	Yes but flood zone 2 and 3 immediately to the south (in curtilage of Little Barn)
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	High, medium and low risk surface water flooding across whole site and down Hollands Lane. Low and medium risk of surface water flooding in western part of the site.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land (usually applies to brownfield sites)	Industrial site likely to be contaminated due to previous landfill use of site and adjacent site was former gas works.
Other	
Viability	Access costs
Minerals	Safeguarded for brick clay and part of site also safeguarded for soft sand



HENFIELD NEIGHBOURHOOD PLAN Site V - Vinalls and NR Motors	
SHELAA Ref.	SA446
Address	Vinall's Business Centre and NR Motors, Nep Town Road, Henfield
Site Area (Ha)	0.25 hectares
Capacity (as proposed and at 50 dph)	12/12 homes
Available?	Yes
Description	<p>The site is located in Nep Town, the southern part of the old village. The area is entirely residential with a number of listed buildings in close proximity. The Old Sandpit is immediately to the south, with open countryside beyond. Foot Path #2565 runs along the southern part of the site.</p>  <p>Access into Vinall's Business Centre, looking south from the Nep Town Road.</p> 
Site Capacity	12 homes
Planning History	No relevant planning history.
Conformity with Local Plan strategic policies	Site within development boundary so acceptable in principle.

Opportunities	Opportunity to enhance townscape of this part of Henfield Conservation Area.
Constraints and Potential Mitigation	Dependent on relocation of business to site T. Conservation Area and proximity of listed buildings will require a very careful and high quality design. Habitats and protected species on adjacent site may be affected and mitigation should be provided. Surface water flood risk would need to be managed. Likely to be land contamination from existing and previous uses which will need to be contained to avoid polluting adjacent areas and watercourses.
Summary of Sustainability Appraisal	Redevelopment of this site for housing alone would have negative impacts on the local economy and Henfield hub. Redevelopment of the site is likely to have positive impacts on the immediate environs through new buildings better suited to the Conservation Area in design terms and possibly removing undesirable uses.

Context	
Current Use	Engineering workshops and vehicle repairs
Previous Uses	-
Surrounding Land Uses	Residential north, east and west. Old Sandpit to south.
Site Boundary	Buildings up to boundary, wooden panel fencing and open to Nep Town Road. Trees to south.
General Character – open countryside/edge of settlement/urban	Urban
Topography - flat/sloping or undulating/steep gradient	Relatively flat site
Within BUAB	Yes
Adjacent to BUAB	Yes
Outside BUAB	No
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Most likely to be small units / flats
Community Facilities and Access to Services	
Distance to schools (primary)	0.90 KM
Distance to schools (secondary)	11.5 KM
Distance to local shop(s)	0.72 KM
Distance to Pub	0.6 KM
Distance health facilities (doctors surgery)	1.24 KM
Distance to community facilities (Village Hall)	1.03 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	0.945 KM
Opportunity to provide open space/recreation/community facility	None proposed
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No

Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	Old Sandpit to south has National Forest Inventory broadleaved woodland; and Priority Habitat Inventory - Deciduous Woodland and additional habitat. THU000020003TO6F Whitethroat (south of site). THU0000200028XVG Hairpoint Butterfly (south of site)
Opportunity to enhance biodiversity and Green Infrastructure	No
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Not assessed
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Yes from Nep Town Road
Views out of the site (wide/framed/screened/long/short)	Limited to Nep Town road
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	Rosemount to the west is a Grade II listed building
Is the site located in/adjacent to the Conservation Area	Within Conservation Area
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	Potential to enhance as current use detracts from Conservation Area.
Transport	
Distance to public transport (minimum hourly service)	0.490 KM
Access to highway	Yes existing access points to Nep Town Road
Site generate significant additional traffic/congestion	Unlikely due to scale
Pedestrian access	Yes
Public rights of way present	No
Access by bike	Yes
Economic Development	
Distance to employment sites	1.7 KM
Loss of employment site	Yes but potential to relocate to site T.
Opportunity for employment	No
Flooding	

Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Low risk of surface water flooding.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	None known
Agricultural land classification	N/A
Contaminated Land (usually applies to brownfield sites)	Likely due to existing uses.
Other	
Viability	No known issues
Minerals	Safeguarded for soft sand



HENFIELD NEIGHBOURHOOD PLAN Site W – The Paddocks <i>Amended following representations at Regulation 14 consultation</i>	
SHELAA Ref.	N/A
Address	The Paddocks, Stone Pit Lane, Henfield
Site Area (Ha)	0.78 hectares
Capacity (as proposed and at 30 dph)	14 / 22 homes
Available?	Yes
Description	<p>The site is located on the western side of the village. The area to the east is either recently occupied or under construction as part of the Barratt's site of 172 homes. Immediately south is the dwelling house called Paddocks which lies to the north of West End Lane. There is open countryside to the west and the north. Access is onto Stonepit Lane (Foot Path #2524), a private, single track road that runs into West End Lane and forms the northern and eastern boundaries. The land is agricultural and has been used to graze horses.</p>  <p>The existing entrance into The Paddocks from Stonepit Lane, looking to the open countryside beyond.</p> 
Proposal	14 homes
Planning History	<ul style="list-style-type: none"> • DC/06/0812 • HF/15/03
Conformity with Local Plan strategic policies	<p>HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where:</p> <p>1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and</p> <p>5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.</p>

	Whilst this site does adjoin the development boundary, it would extend development into open countryside with no defensible boundaries. It is therefore considered to be in conflict with Policy 4 criteria 5.
Opportunities	Agent suggests opportunities on site could include the provision of landscaping and buffering on the western side to visually contain the land and to protect views to the countryside beyond.
Constraints and Potential Mitigation	Habitats and protected species may be affected and mitigation should be provided.
Summary of Sustainability Appraisal	<p>Greenfield site outside of the settlement boundary.</p> <p>This gives rise to a number of greater negative impacts on SEA Objectives including those on the environment and landscape.</p> <p>The provision of housing scores well against Objective 3 and 4, although its distance from the High Street is noted with regard to Objective 3.</p> <p>This site would potentially be in conflict with the Local Plan and careful justification would be required should it be taken forward in the neighbourhood plan.</p>

Context	
Current Use	Paddocks
Previous Uses	Agricultural
Surrounding Land Uses	Barratts development opposite side of Stonepit Lane to east. Nursery and house other side of lane to north. Owner's house to south and agricultural field (site B) to west.
Site Boundary	Low hedgerows and post and rail fencing.
General Character – open countryside/edge of settlement/urban	Countryside on edge of settlement
Topography - flat/sloping or undulating/steep gradient	Slopes gradually from east to west and north to south.
Within BUAB	No
Adjacent to BUAB	Not currently but BUAB likely to be extended around Barratts site.
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	0.83 KM
Distance to schools (secondary)	13.33 KM
Distance to local shop(s)	1.50 KM
Distance to Pub	0.50 KM
Distance health facilities (doctors surgery)	2.16 KM
Distance to community facilities (Village Hall)	1.66 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.16 KM
Opportunity to provide open space/recreation/community facility	None proposed
Biodiversity	
European designation - SAC/SPA/RAMSAR	No

National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU0000200037UDI Kestrel (Barratts site) THU00002000252IR Hobby (Barratts site) MMEEE2NBEEE4BNK9 Crosswort THU000020001M4HJ Stag Beetle (north of site) THU000020000AVXZ Grass Snake
Opportunity to enhance biodiversity and Green Infrastructure	No
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 68: Low/moderate capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Views from Stonepit Lane
Views out of the site (wide/framed/screened/long/short)	Short range views of surrounding countryside and Barratts development
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	Dears Farmhouse opposite the existing house of The Paddocks is a Grade II listed building.
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	1.23 KM
Access to highway	Existing field gate to Stonepit Lane, which is a private road.
Site generate significant additional traffic/congestion	Transport Statement confirms the estimated level of trips which would be generated by the development would not have a detrimental impact on the surrounding highway, public transport and pedestrian networks.
Pedestrian access	No pavement along Stonepit Lane. As part of the residential development to the east of Stonepit Lane, a footway is provided along most of the frontage with West End Lane.

Public rights of way present	Stonepit Lane is a public footpath.
Access by bike	Yes
Economic Development	
Distance to employment sites	3.01 KM from Henfield Business Park
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	No
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield site
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay

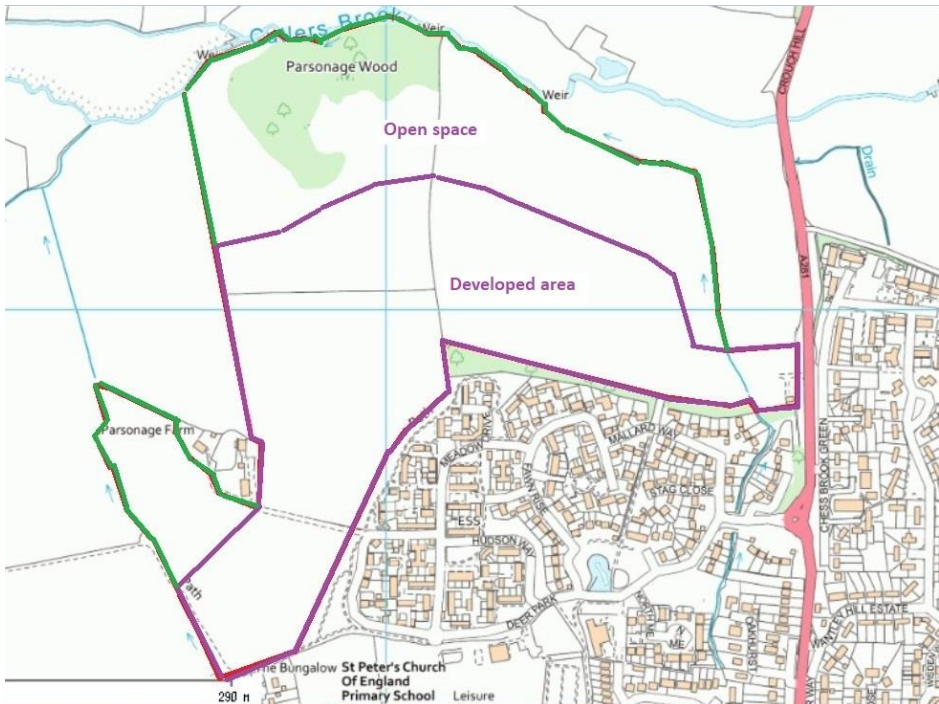

HENFIELD NEIGHBOURHOOD PLAN Site X – Parsonage Farm	
SHELAA Ref.	N/A
Address	Wellbeck's Strategic Land, Parsonage Farm, Henfield
Site Area (Ha)	4.5 hectares
Capacity (as proposed and at 30 dph)	140 / 135 homes
Available?	Yes
Description	<p>The site is located on the north western part of the village. The area to the east abuts the Phase Three development of Parsonage Farm / Deer Park, with the southern tip also abutting a residential development. The land to the west is open countryside, as is the northern boundary. The existing Parsonage Farm is surrounded by the proposed site, but still has access to the open countryside to the north. There is also open countryside to the northern part of the eastern boundary. There is an area of ancient woodland approximately 120m to the north of the proposed site. Foot Path #3508 runs along part of the southern boundary and Foot Path #2526 forms the remainder of the southern and part of the western boundary.</p>  <p>The photograph shows the Parsonage Farm access road, with views to the north west.</p> 
Proposal	140 homes with open space.
Planning History	No relevant planning history.
Conformity with Local	HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where:

Plan strategic policies	1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and 5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced. Whilst this site does adjoin the development boundary, it would extend development into open countryside with no defensible boundaries. It is therefore considered to be in conflict with Policy 4 criteria 5.
Opportunities	As part of any development a new, safe footpath / cycle way link should be established between the site, the Downs Link and village centre. New open space as part of the development.
Constraints and Potential Mitigation	Habitats and protected species may be affected and mitigation should be provided. Surface water flood risk would need to be managed.
Summary of Sustainability Appraisal	Greenfield site outside of the settlement boundary. Proposed for housing with some green infrastructure. This site gives rise to a number of greater negative impacts on SEA Objectives, particularly those relating to the countryside and environment. The site is on the northern side of Henfield and therefore impacts upon the National Park are all less than new housing proposals would be in other parts of Henfield. The provision of housing provides a strong positive impact on Objectives 3 and 4 although again the distance from the High Street is noted. The site also has relatively good accessibility and its development would result in minimal impacts on the surrounding community resulting in a possible positive impact with regard to Objective 6.

Context	
Current Use	Agricultural
Previous Uses	-
Surrounding Land Uses	Deers Park residential development to east. Parsonage farm house and buildings in central V of site. Established residential to south of southern field. Countryside to west and north.
Site Boundary	Largely open or trimmed hedgerow with some boundary trees.
General Character – open countryside/edge of settlement/urban	Countryside on edge of settlement
Topography - flat/sloping or undulating/steep gradient	The site lies on the side slopes of a valley with the land descending northwards and northwestwards to the River Adur. Land west of the site includes a low-lying ridge that rises up to 20mAOD and the land northeast of the site includes a low-lying ridge that rises up above the 20m contour.
Within BUAB	No
Adjacent to BUAB	Yes
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	0.67 KM

Distance to schools (secondary)	12.97 KM
Distance to local shop(s)	1.37 KM
Distance to Pub	1.32 KM
Distance health facilities (doctors surgery)	0.6
Distance to community facilities (Village Hall)	1.7 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	0.88
Opportunity to provide open space/recreation/community facility	Yes as proposed
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	Not on site but Parsonage Wood is approximately 120m to north.
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU000020002QW4B Cuckoo (west of site) THU0000200037UDI Kestrel (west of site) THU0000200025GIP House Martin (proposed access) THU000020002AOAZ Brown Hairstreak Butterfly THU000020002401A Brown Hairstreak Butterfly MMEEE2NBEEE4BNK9 Crosswort THU00002000290HN Brown Hairstreak Butterfly (proposed access)
Opportunity to enhance biodiversity and Green Infrastructure	Yes as proposed
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 69: Low/moderate capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Views of site from public footpath running through the site, the Downs Link and from adjacent housing.
Views out of the site (wide/framed/screened/long/short)	Distance views northwards from the site of the High Weald and the Vale of Adur.
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	As proposed
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No

Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.69 KM
Access to highway	Access either via Deer Park or directly on to A281 via other land within proposers' control.
Site generate significant additional traffic/congestion	Subject to Transport Assessment
Pedestrian access	Yes
Public rights of way present	Yes, public footpath through site
Access by bike	Yes
Economic Development	
Distance to employment sites	3.26 KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	High, medium and low risk of surface water flooding along western boundary and low risk to north.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield site
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay

HENFIELD NEIGHBOURHOOD PLAN Site Xa – Parsonage Farm	
SHELAA Ref.	N/A
Address	Wellbeck's Strategic Land, Parsonage Farm, Henfield
Site Area (Ha)	31.5ha/77.8acres (6.7ha net developable land)
Capacity (as proposed and at 30 dph)	235/201
Description	<p>The site is located on the north western part of the village. The area to the east abuts the Phase Three development of Parsonage Farm / Deer Park, with the southern tip also abutting a residential development. The land to the west is open countryside, as is the northern boundary. The existing Parsonage Farm is surrounded by the proposed site, but still has access to the open countryside to the north. There is also open countryside to the northern part of the eastern boundary. There is an area of ancient woodland within the proposed site. Foot Path #3508 runs along part of the southern boundary and Foot Path #2526 forms the remainder of the southern and part of the western boundary.</p>  <p>The photograph shows the Parsonage Farm access road, with views to the north west.</p> 

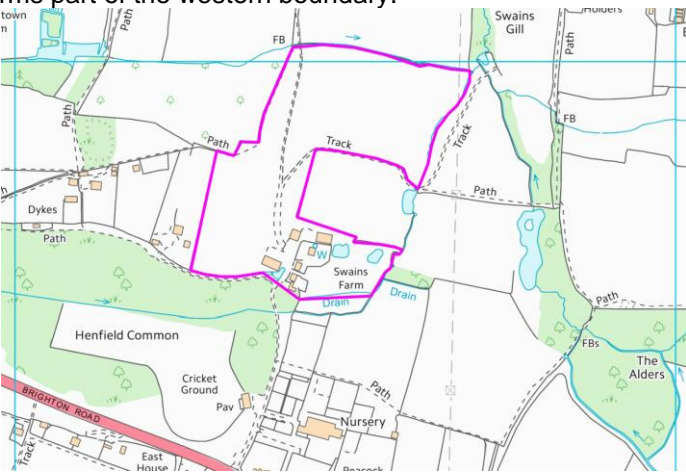

Proposal	235 homes with country park, allotments and play areas. New access onto London Road.
Planning History	No relevant planning history.
Conformity with Local Plan strategic policies	HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where: 1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and 5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced. This site adjoins the development boundary but would extend development into open countryside. The northern boundary (comprising Parsonage Wood and the river) is defensible but the eastern and western boundaries would need to be reinforced.
Opportunities	An extensive country park, allotments and play areas are proposed, together with water bodies to manage flood risk. A new, safe footpath / cycle way link should be established between the site, the Downs Link and village centre. A new access to London Road is proposed to avoid generating traffic through the existing Deer Park development.
Constraints and Potential Mitigation	Habitats and protected species may be affected and mitigation should be provided. Surface water and fluvial flood risk would need to be managed.
Summary of Sustainability Appraisal	Greenfield site outside of the settlement boundary. Proposed for housing with green infrastructure and community facilities. This site, and proposed development, gives rise to a number a greater negative impacts on Objective 9 as it would result in an incursion into the Countryside. However, the scheme put forward would generally result in positive or possible positive impacts on the objectives. The site is on the northern side of Henfield and therefore impacts upon the National Park are all less than new housing proposals would be in other parts of Henfield. The provision of housing provides a strong positive impact on Objectives 3 and 4 although again the distance from the High Street is noted. The site also has very good accessibility and its development would result in minimal impacts on the surrounding community resulting in a strong positive impact with regard to Objective 6.

Context	
Current Use	Agricultural
Previous Uses	-
Surrounding Land Uses	Residential development of Deers Park / Mallard Way to the south and east. Parsonage farm house and buildings in central V of site. Established residential to south of southern field. Countryside to west and north.
Site Boundary	Largely open or trimmed hedgerow with some boundary trees.
General Character – open countryside/edge of settlement/urban	Countryside on edge of settlement
Topography - flat/sloping or undulating/steep gradient	The site lies on the side slopes of a valley with the land descending northwards and north-westwards to the River Adur. Land west of the site includes a low-lying ridge that rises up to 20mAOD and the land northeast of the site

	includes a low-lying ridge that rises up above the 20m contour.
Within BUAB	No
Adjacent to BUAB	Yes
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	0.67 KM
Distance to schools (secondary)	12.97 KM
Distance to local shop(s)	1.37 KM
Distance to Pub	1.32 KM
Distance health facilities (doctors surgery)	0.6
Distance to community facilities (Village Hall)	1.7 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	0.88
Opportunity to provide open space/recreation/community facility	Yes as proposed
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	Parsonage Wood is ancient woodland within the site (although it is outside the proposed development area).
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU000020002QW4B Cuckoo (west of site) THU0000200037UDI Kestrel (west of site) THU0000200025GIP House Martin (proposed access) THU000020002AOAZ Brown Hairstreak Butterfly THU000020002401A Brown Hairstreak Butterfly MMEEE2NBEEE4BNK9 Crosswort THU00002000290HN Brown Hairstreak Butterfly (proposed access)
Opportunity to enhance biodiversity and Green Infrastructure	Yes as proposed
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 69: Low/moderate capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No

Views into site (wide/framed/screened/long/short)	Views of site from public footpath running through the site, the Downs Link and from adjacent housing.
Views out of the site (wide/framed/screened/long/short)	Distance views northwards from the site of the High Weald and the Vale of Adur.
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	As proposed
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.69 KM
Access to highway	Primary access via London Road with secondary emergency/pedestrian/cycle access to Deer Park.
Site generate significant additional traffic/congestion	Subject to Transport Assessment
Pedestrian access	Yes
Public rights of way present	Yes, public footpaths through site
Access by bike	Yes
Economic Development	
Distance to employment sites	3.26 KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Online risk of flooding map identifies the majority of the site at very low risk of surface water flooding. Some areas of high, medium and low surface water flood risk at the northern boundary of the site and along existing watercourses.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield site
Other	

Viability	No known issues
Minerals	Safeguarded for brick clay



HENFIELD NEIGHBOURHOOD PLAN Site Y – Swaines Farm	
SHELAA Ref.	N/A
Address	Swaines Farm, Brighton Road, Henfield
Site Area (Ha)	7.3 hectares
Capacity (as proposed and at 30 dph)	10 / 219 homes
Available?	Yes
Description	<p>The site is located in the open countryside, on the eastern boundary of the parish and just to the north of the eastern part of Henfield Common and the A281 Brighton Road. There is a listed building, Old Swaines Farm House, in the southern part of the proposed site. Foot Path #2531/1 runs through the site. Foot Path #3205 forms part of the southern boundary. Foot Path #2547 forms part of the western boundary.</p>  <p>View looking north into the site.</p> 
Site Capacity	10 homes (not clear which part of land these would be on).
Planning History	<ul style="list-style-type: none"> • DC/13/0585 • DC/16/2283
Conformity with Local Plan strategic policies	HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where: 1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and

	5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced. This site does not adjoin a development boundary and would result in development in open countryside which would damage landscape character. It is therefore considered to conflict with Policy 4 criteria 1 and 5.
Opportunities	-
Constraints and Potential Mitigation	Habitats and protected species may be affected and mitigation should be provided. Proximity of listed building will require a very careful and high quality design. Surface water flood risk would need to be managed.
Summary of Sustainability Appraisal	Site not assessed in Sustainability Appraisal.

Context	
Current Use	Agricultural
Previous Uses	-
Surrounding Land Uses	Countryside and Henfield Common. Isolated dwelling to south-west and within farmstead.
Site Boundary	Mature hedgerows and woodland to south.
General Character – open countryside/edge of settlement/urban	
Topography - flat/sloping or undulating/steep gradient	Steeply sloping up to a ridge in the north of site.
Within BUAB	No
Adjacent to BUAB	No
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	2.51 km
Distance to schools (secondary)	13 km
Distance to local shop(s)	1.77 km
Distance to Pub	1.5 km
Distance health facilities (doctors surgery)	2.4 km
Distance to community facilities (Village Hall)	1.79
Distance to local recreation facilities (MUGA/Recreation Ground)	2.69 km
Opportunity to provide open space/recreation/community facility	None proposed
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No

Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	<p>Priority Habitat Inventory - Deciduous Woodland to south of site. Priority Habitat Inventory - Good quality semi-improved grassland to west of site. Priority Habitat Inventory - Traditional Orchards to north-west of site. National Forest Inventory: broadleaved woodland to north-east of site. Henfield Common to south of site is a Local Nature Reserve.</p> <p>THU0000200046L97 Linnet THU000020001TVVN Woodlark THU000020001UVJU Turtle Dove (access) THU00002000AM8V Chamomile (access) MMEE2NBEEEOPBFL Star Sedge (access) THU000020002919M Brown Hairstreak Butterfly THU00002000290HT Brown Hairstreak Butterfly MMEE2NBEEE7B40 Bluebell (access)</p>
Opportunity to enhance biodiversity and Green Infrastructure	None proposed
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Partly not assessed and partly in Area 72: No/low capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Views of site from public footpath running through it
Views out of the site (wide/framed/screened/long/short)	Views from site of surrounding countryside
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	Swains Farm is a Grade II listed building
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.36KM
Access to highway	Access via track across Common to A281
Site generate significant additional traffic/congestion	Depending on scale, 50 dwellings or above would be subject to a Transport Assessment.
Pedestrian access	Yes

Public rights of way present	Yes, public footpath through site
Access by bike	Yes
Economic Development	
Distance to employment sites	2.77KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	High, medium and low risk of surface water flooding to south and west of Swains Farmyard and fields.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield site
Other	
Viability	No known issues
Minerals	Safeguarded for soft sand

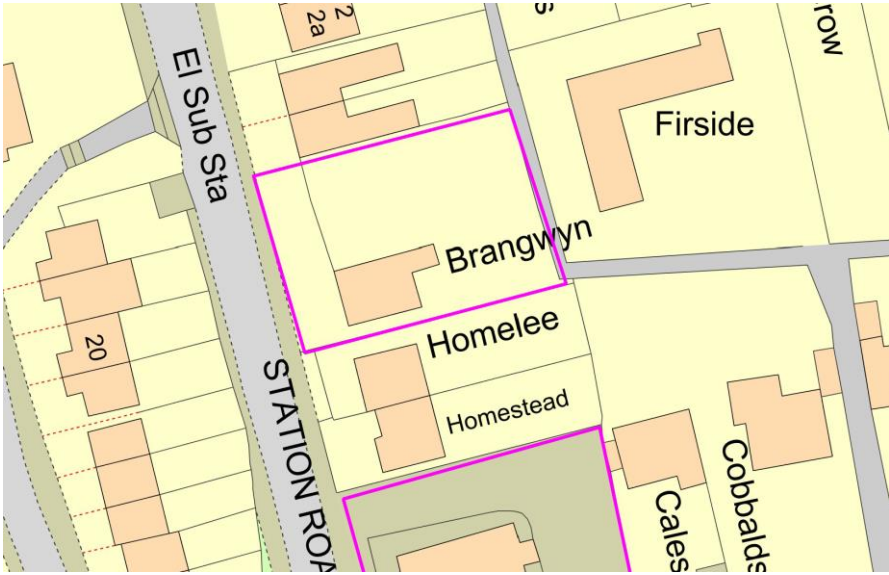

HENFIELD NEIGHBOURHOOD PLAN Site Z - Longleys	
SHELAA Ref.	N/A
Address	Longleys, Shoreham Road, Henfield
Site Area (Ha)	1.68 hectares
Capacity (as proposed and at 30 dph)	17 / 50 homes
Available?	Yes
Description	<p>The site is located in the southern part of the parish, surrounded on all sides by open countryside, immediately to the west of the A2037, Henfield / Shoreham Road.</p>  <p>The site access road, taken from the A2037, looking due west.</p> 
Site Capacity	17 homes
Planning History	<ul style="list-style-type: none"> • DC/14/1603 • DC/07/1538 • DC/04/2407 • HF/25/01
Conformity with Local Plan strategic policies	<p>HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where:</p> <p>1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and</p>

	5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced. This site does not adjoin a development boundary and would result in development in open countryside which would damage landscape character. It is therefore considered to conflict with Policy 4 criteria 1 and 5.
Opportunities	A footpath / cycle path should be developed linking the site with the village centre.
Constraints and Potential Mitigation	Habitats and protected species may be affected and mitigation should be provided.
Summary of Sustainability Appraisal	Site not assessed in Sustainability Appraisal

Context	
Current Use	Agricultural / paddocks
Previous Uses	-
Surrounding Land Uses	Countryside and isolated dwellings
Site Boundary	Trimmed hedgerows
General Character – open countryside/edge of settlement/urban	Open countryside
Topography - flat/sloping or undulating/steep gradient	Relatively flat
Within BUAB	No
Adjacent to BUAB	No
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes
Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	2.15 KM
Distance to schools (secondary)	10.50 KM
Distance to local shop(s)	1.33 KM
Distance to Pub	1.24 KM
Distance health facilities (doctors surgery)	2.39 KM
Distance to community facilities (Village Hall)	1.50 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	2.32 KM
Opportunity to provide open space/recreation/community facility	None proposed
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU0000200046LOH Bullfinch

Opportunity to enhance biodiversity and Green Infrastructure	None proposed
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Not assessed
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Limited views from A2037 and New Barn lane to south
Views out of the site (wide/framed/screened/long/short)	Views from site of surrounding countryside
Inter village gap	Between Henfield and Small Dole
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.42 KM
Access to highway	Access to A2037 subject to WSCC approval
Site generate significant additional traffic/congestion	Unlikely due to scale
Pedestrian access	No pavement along A2037
Public rights of way present	No
Access by bike	Yes but not attractive route due to speed and weight of traffic along A2037
Economic Development	
Distance to employment sites	0.42 KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	No
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 2
Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield site
Other	

Viability	No known issues
Minerals	Safeguarded for brick clay

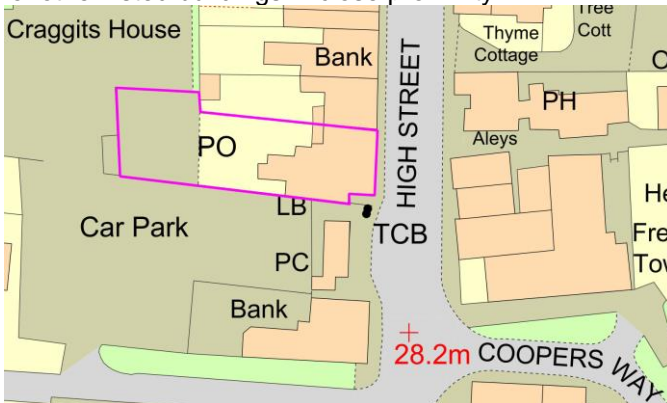

HENFIELD NEIGHBOURHOOD PLAN Site AA - Brangwyn	
SHELAA Ref.	SA511
Address	Brangwyn, Station Road, Henfield
Site Area (Ha)	0.087 hectares
Capacity (as proposed and at 50 dph)	8 / 4
Available?	Yes
Description	<p>The site is located on the western side of the village, in a residential area. Access is available onto Station Road, immediately to the west of the property.</p>  <p>Existing shop and dwelling, looking due south down Station Road.</p> 
Proposal	8 flats and 2 retail units.
Planning History	<ul style="list-style-type: none"> HF/17/02

Conformity with Local Plan strategic policies	The site is within the development boundary where development is acceptable in principle.
Opportunities	-
Constraints and Potential Mitigation	Protected species may be affected and mitigation should be provided. Surface water flood risk would need to be managed.
Summary of Sustainability Appraisal	A small site within the built up area of Henfield. Redevelopment of site as proposed would positively contribute towards economic and social objectives with very limited localised negative impacts.

Context	
Current Use	Curtilage of existing dwelling with two retail units on ground floor
Previous Uses	-
Surrounding Land Uses	Residential
Site Boundary	Wall and fence on west boundary to Station Road. Hedges and Trees to rear.
General Character – open countryside/edge of settlement/urban	Urban
Topography - flat/sloping or undulating/steep gradient	Elevated above road but reasonably flat on site.
Within BUAB	Yes
Adjacent to BUAB	No
Outside BUAB	No
Housing	
Able to accommodate affordable housing	Unlikely
Able to provide a range of housing types, sizes and tenures	Flats only
Community Facilities and Access to Services	
Distance to schools (primary)	0.64 KM
Distance to schools (secondary)	11.5 KM
Distance to local shop(s)	1.1 KM
Distance to Pub	0.01 KM
Distance health facilities (doctors surgery)	1.24
Distance to community facilities (Village Hall)	1.1 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	0.82
Opportunity to provide open space/recreation/community facility	No
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU000020002FKKW (19 Beechings) Common Pipistrelle THU000020000AMVD Slow Worm

Opportunity to enhance biodiversity and Green Infrastructure	No
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Not assessed
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Limited from Station Road and adjacent dwellings
Views out of the site (wide/framed/screened/long/short)	As above
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	1.26 KM
Access to highway	Access onto Station Road subject to WSCC approval
Site generate significant additional traffic/congestion	Unlikely due to scale
Pedestrian access	Yes
Public rights of way present	Station Road used to connect missing piece of Downs Link
Access by bike	Yes
Economic Development	
Distance to employment sites	2.45KM
Loss of employment site	No
Opportunity for employment	Yes in retail units
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Low risk of surface water flooding along Station Road
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	N/A

Contaminated Land (usually applies to brownfield sites)	Unlikely as garden land
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay



HENFIELD NEIGHBOURHOOD PLAN Site BB – Land to rear of Post Office	
SHELAA Ref.	SA554
Address	Land to rear of Post Office, Henfield
Site Area (Ha)	0.041 hectares
Capacity (as proposed and at 50 dph)	6 / 2 homes
Available?	Uncertain, no confirmation from landowner
Description	<p>The site is located in the centre of Henfield High Street, on the western side of the A281, London Road. The site is part of a listed building and there are a number of other listed buildings in close proximity.</p>  <p>View of the Post Office and garden, looking due east, from HDC Car Park.</p> 
Proposal	6 flats.
Planning History	<ul style="list-style-type: none"> • DC/16/1277 • DC/10/2394 • DC/10/2402 • DC/08/0729 • DC/08/0730 • DC/07/2295 • DC/07/1957 • DC/07/1953 • HF/27/02 • HF/28/02

Conformity with Local Plan strategic policies	The site is within the development boundary where development is acceptable in principle. However, likely to be conflict with Strategic Policy 32 The Quality of New Development due to the amount of development being proposed to a listed building and the site's location within the Henfield Conservation Area.
Opportunities	Provision of in built visitor information centre and contribution to improvement to potential 'village square' area.
Constraints and Potential Mitigation	Conservation Area and listed building will require a very careful and high quality design. Protected species may be affected and mitigation should be provided.
Summary of Sustainability Appraisal	The nature of the development proposed is unknown and this assessment is based on the assumption that the post office may be lost and replaced with residential development. Proposed development gives rise to negative impacts on a number of objectives including heritage and the 'Henfield Hub' economy. There are limited positive impacts with regard to housing.

Context	
Current Use	Curtilage of Post Office
Previous Uses	-
Surrounding Land Uses	Car Park to west, public toilets to south (site D1), shop to north and the Plough public house opposite.
Site Boundary	Wall along southern boundary, built up to northern and eastern boundaries. Trees and storage to west.
General Character – open countryside/edge of settlement/urban	Urban
Topography - flat/sloping or undulating/steep gradient	Flat
Within BUAB	Yes
Adjacent to BUAB	No
Outside BUAB	No
Housing	
Able to accommodate affordable housing	Unlikely
Able to provide a range of housing types, sizes and tenures	Flats only
Community Facilities and Access to Services	
Distance to schools (primary)	0.85 KM
Distance to schools (secondary)	11.42
Distance to local shop(s)	0
Distance to Pub	0.06 KM
Distance health facilities (doctors surgery)	0.98 KM
Distance to community facilities (Village Hall)	0.16 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	0.77 KM
Opportunity to provide open space/recreation/community facility	No
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No

Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU000020002FL6P (Pinchrose Green) Chirophera bats
Opportunity to enhance biodiversity and Green Infrastructure	No
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Not assessed
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Limited from car park
Views out of the site (wide/framed/screened/long/short)	As above
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	No
Heritage	
Impact on Listed Building and its setting	The Post Office is part of a Grade II listed building and The Plough opposite is a Grade II listed building.
Is the site located in/adjacent to the Conservation Area	Yes within Conservation Area
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0
Access to highway	Access via car park to rear
Site generate significant additional traffic/congestion	Unlikely due to scale
Pedestrian access	Yes
Public rights of way present	No
Access by bike	Yes
Economic Development	
Distance to employment sites	1.85KM
Loss of employment site	No
Opportunity for employment	No
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	Low risk of surface water flooding around High Street.

Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	N/A
Contaminated Land (usually applies to brownfield sites)	Unlikely as garden land
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay

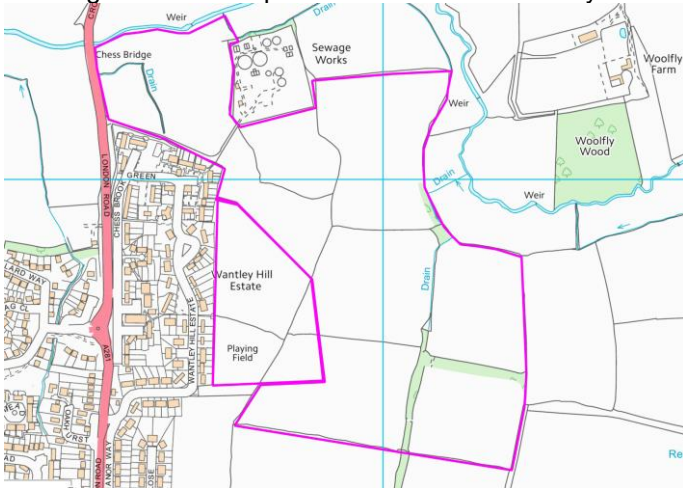

HENFIELD NEIGHBOURHOOD PLAN Site CC – Former Cattery and Kennels, Shoreham Road, Henfield	
SHELAA Ref.	N/A
Address	Former Senlac Cattery and Kennels, Shoreham Road, Henfield
Site Area (Ha)	1.36Ha
Capacity	N/A
Available?	Yes
Description	<p>The site is located in the southern part of the parish, to the west of the A2037. The Henfield Business Park lies immediately to the east, on the opposite side of the road. There is open countryside to the west, and paddocks (Site M) to the north. Site T, Southgrounds, a house and paddocks, is immediately to the north of Site M. The Old Brickworks, which accommodates a number of businesses, is located to the south. The site's former use was a kennels / cattery, with a dwelling and paddocks. Access is onto the A2037.</p>  
Proposal	Employment site
Planning History	No relevant planning history.
Conformity with Local Plan strategic policies	HDPF Strategic Policy 7: Economic Growth criteria 3) supports the formation and development of small, start-up and move-on businesses by encouraging provision of small units and in criteria 7) encourages sustainable local employment growth through Neighbourhood Development Plans. The location is adjacent to Henfield Business Park, which is proposed to be a Key Employment Site in the recently published Issues and Options paper for the emerging Local Plan.
Opportunities	As part of the development, a footpath / cycle path should be developed linking the potentially enlarged Henfield Business area with the village centre.

Constraints and Potential Mitigation	Habitats and protected species may be affected, and mitigation should be provided.
Summary of Sustainability Appraisal	Site not assessed in Sustainability Appraisal

Context	
Current Use	Agricultural / paddocks with house and kennels/cattery.
Previous Uses	-
Surrounding Land Uses	House and paddocks to north, Old Brickyard to south, and Henfield Business Park on other side of the road
Site Boundary	Mature hedgerows
General Character – open countryside/edge of settlement/urban	Countryside but with sporadic and mixed use development around it.
Topography - flat/sloping or undulating/steep gradient	Relatively flat
Within BUAB	No
Adjacent to BUAB	No
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	No
Able to provide a range of housing types, sizes and tenures	No
Community Facilities and Access to Services	
Distance to schools (primary)	2.66 KM
Distance to schools (secondary)	10 KM
Distance to local shop(s)	1.66 KM
Distance to Pub	1.5 KM
Distance health facilities (doctors surgery)	2.83 KM
Distance to community facilities (Village Hall)	2 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	2.67 KM
Opportunity to provide open space/recreation/community facility	None proposed
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SNCI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	Ancient Woodland and Priority Habitat Inventory - Deciduous Woodland on opposite side of the road. Adjacent sites have following species records: THU0000200030A89 Cuckoo

	THU0000200037D25 Nightingale THU0000200037D4C Nightingale THU0000200020R73 Nightingale THU000020000AN7J Hedgehog MMEEE2NBEEEG9V20 Tubular Water-dropwort
Opportunity to enhance biodiversity and Green Infrastructure	None proposed
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Not assessed
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Limited due to boundary hedging, only views are from the access.
Views out of the site (wide/framed/screened/long/short)	Limited as above.
Inter village gap	Between Henfield and Small Dole
Relationship to designated local green space	No
Opportunity to enhance landscape	None proposed
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No
Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0
Access to highway	Yes
Site generate significant additional traffic/congestion	Unlikely due to scale of potential development.
Pedestrian access	No pavement along A2037
Public rights of way present	No
Access by bike	Yes but not attractive route due to speed and weight of traffic along A2037
Economic Development	
Distance to employment sites	0
Loss of employment site	No
Opportunity for employment	Yes
Flooding	
Within Flood zone 1 (low risk)	Yes
Flood zone 2 (medium risk)	No
Flood zone 3 (highest risk)	No
Surface water flooding issues	None
Environmental Quality	
Water quality issues	None known

Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally Grade 3
Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield with low level domestic / kennel use
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay

HENFIELD NEIGHBOURHOOD PLAN Site DD – Land to east of London Road, Henfield <i>Amended following information submitted July 2019</i>	
SHELAA Ref.	N/A
Address	Land east of London Road, Henfield.
Site Area (Ha)	27.5 hectares
Capacity (as proposed and at 30 dph)	600 / 825 homes
Available?	Yes
Description	<p>The site is located to the north east of the village. There is open countryside to the north, east and south of the site, with residential to the west. The Henfield Waste Water Works is situated adjacent to the central part of the northern boundary. The extreme north western part of the site abuts the A281 London Road. The Chessbrook Stream forms part of the northern boundary, running east to west. Foot Path #2542 crosses the site. Foot Path #2539 runs along the southern part of the eastern boundary.</p>  <p>A view into the site, from the Waste Water Works access road, looking due east.</p> 
Proposal	600 homes
Planning History	No relevant planning history.
Conformity with Local Plan strategic policies	HDPF Policy 4 criteria 1 and 5 supports the expansion of settlements where: 1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge and

	<p>5) The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.</p> <p>This site only adjoins the existing development boundary for a short stretch at the top of Wantley Hill estate and would result in development in open countryside. The floodplain would form a defensible boundary in the north west of the site but other boundaries would need to be reinforced.</p>
Opportunities	<p>Potential for a safe pedestrian crossing over the A281 at Wantley Hill, reflecting increased numbers of residents needing to access services such as St Peter' School, Medical Centre, Churches and Playing Field situated on the western side of the road. Could provide areas of open space, allotments and landscaping, together with improvements to the existing public right of way to improve access to the wider countryside. Could be planned comprehensively with Site C.</p>
Constraints and Potential Mitigation	<p>Habitats and protected species may be affected and mitigation should be provided.</p> <p>Fluvial and surface water flood risk would need to be managed.</p>
Summary of Sustainability Appraisal	<p>The site has been proposed for residential development of 600 homes. Positive impact on Objectives 2, 3 and 4 by the provision of housing within Henfield.</p> <p>The site is a greenfield site beyond the settlement boundary which gives rise to a number of negative impacts on SEA Objectives including the environment, countryside and biodiversity. Mitigation could be provide to protect habitats.</p> <p>Potential for a positive impact on Objective 7 as areas of open space, allotments, landscaping and improvements to the existing public right of way network could be provided as part of the development</p> <p>The Henfield Wastewater Treatment Works is situated adjacent to the central portion of the northern boundary giving rise to potential impacts on objective 10.</p> <p>Potential negative impact on Objective 11 as the northern portion of the site together with the proposed access route is located within flood zone 2 and 3. Flooding in the southern portion of the site could be mitigated through the use of zoning and SuDS</p> <p>The site is in an area assessed as having low – moderate capacity for medium scale development and as such development is likely to have a negative impact on Objective 9</p> <p>Habitats and protected species may be affected and mitigation should be provided.</p>

Context	
Current Use	Agricultural
Previous Uses	-
Surrounding Land Uses	Northern part of site adjacent to existing housing, otherwise surrounded by countryside.
Site Boundary	Mature and established hedgerows with some trees.
General Character – open countryside/edge of settlement/urban	Countryside partly adjoining edge of settlement
Topography - flat/sloping or undulating/steep gradient	Falling down towards river valley to north.
Within BUAB	No
Adjacent to BUAB	Small part adjacent to BUAB
Outside BUAB	Yes
Housing	
Able to accommodate affordable housing	Yes

Able to provide a range of housing types, sizes and tenures	Yes
Community Facilities and Access to Services	
Distance to schools (primary)	1.38 KM
Distance to schools (secondary)	12.77
Distance to local shop(s)	1.1 KM
Distance to Pub	1.24 KM
Distance health facilities (doctors surgery)	0.92
Distance to community facilities (Village Hall)	1.2 KM
Distance to local recreation facilities (MUGA/Recreation Ground)	1.14KM
Opportunity to provide open space/recreation/community facility	As proposed.
Biodiversity	
European designation - SAC/SPA/RAMSAR	No
National designation - Site of Special Scientific Interest (SSSI)	No
Local designation - SSSI/LNR	No
Veteran Trees	No
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Record of protected species/habitats	THU000020001SMFD Chirophera bats THU00002000256WN Yellowhammer THU00002000309ZJ Stock Dove THU00002000309HQ Cuckoo MMEEE2NBEEECF7DU Rye Brome MMEEE2NBEEEW127M Bluebell
Opportunity to enhance biodiversity and Green Infrastructure	As proposed.
Landscape	
Horsham District Landscape Capacity Study April 2014 Categorisation	Part of Area 69: Low/moderate capacity for medium scale development (100-500 homes)
Within SDNP	No
Adjacent to SDNP	No
Views into site (wide/framed/screened/long/short)	Views from public footpath crossing the site
Views out of the site (wide/framed/screened/long/short)	Views out from site of surrounding countryside
Inter village gap	No
Relationship to designated local green space	No
Opportunity to enhance landscape	As proposed.
Heritage	
Impact on Listed Building and its setting	No
Is the site located in/adjacent to the Conservation Area	No
Impact on locally listed building	No
Impact on Scheduled Ancient Monument	No
Impact on Locally Listed Heritage Assets	No
Other archaeological interest present	No

Opportunity to enhance heritage assets	No
Transport	
Distance to public transport (minimum hourly service)	0.67
Access to highway	Access onto A281 subject to WSCC approval
Site generate significant additional traffic/congestion	Subject to Transport Assessment. A transport appraisal has been submitted that concludes that the site is deliverable in transport terms.
Pedestrian access	No pavement currently along this part of A281 but pedestrian access available via public footpath into Wantley Estate.
Public rights of way present	A public footpath crosses the site
Access by bike	Yes
Economic Development	
Distance to employment sites	3.25 KM
Loss of employment site	No
Opportunity for employment	None proposed
Flooding	
Within Flood zone 1 (low risk)	Yes most of site
Flood zone 2 (medium risk)	Yes, northern part alongside river
Flood zone 3 (highest risk)	Yes northern part alongside river
Surface water flooding issues	High, medium and low risk of surface water flooding in northern part of site. Remainder of site at a very low risk of fluvial and surface water flooding according to the EA Flood Risk Maps.
Environmental Quality	
Water quality issues	None known
Air quality issues	No
Any local noise issues	No
Agricultural land classification	Provisionally part Grade 2, part Grade 3 (adjacent to river)
Contaminated Land (usually applies to brownfield sites)	Unlikely as greenfield site
Other	
Viability	No known issues
Minerals	Safeguarded for brick clay