

ECE Planning

Statement of Community Involvement.

**Land West of Backsettown, Furners Lane,
Henfield**

September 2024



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Project Name: Land South of Furners Lane, Henfield

Location Land South of Furners Lane, Henfield

Client: Elivia Homes Ltd

File Reference: P2027i

| Issue | Date | Author | Checked | Notes |
|-------|------------|---------|---------|---------------|
| PL1 | 18.09.2024 | M Coom | M Smith | Initial Draft |
| PL2 | 19.09.2024 | M Smith | M Smith | Client Issue |
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1. Introduction

- 1.1. This Planning Statement has been produced by ECE Planning on behalf of Elivia Homes in support of a Full Planning Application for the development of Land West of Backsettown, Furners Lane, Henfield ('the Site') to provide 29no. residential dwellings. The description of development for the proposals reads:

Erection of 29 dwellings with associated landscaping, open space, parking and creation of new vehicular access from Furners Lane.

- 1.2. This SCI details the public consultation activities undertaken by the applicants and should be read in conjunction with the other accompanying documents submitted with the planning application.
- 1.3. The SCI has been prepared in accordance with the advice from Horsham District Council, which encourages landowners, developers and others submitting planning applications to engage with the local community at pre-application stage, and to canvas views on proposals.
- 1.4. The National Planning Policy Framework (NPPF) places emphasis on pre-application engagement with local authorities, other parties and the local community. It states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community (**Paragraph 39**).
- 1.5. In this regard, the applicants undertook the following consultation activities:
- A pre-application request was submitted to the LPA in **July 2023**. A site meeting was held on 16 August 2023 and the formal written response was received on 4th September 2023.
 - On 2nd September a meeting was held at the Parish Hall with the Henfield Parish Council and the public were invited to attend.
 - On Wednesday 4th September 2024 over 200 leaflets were distributed to residents and local businesses to invite them to view development proposals via our Virtual Public Exhibition (Please refer to **Appendix A** for a copy of the leaflet and **Appendix C** for a map showing where leaflets were delivered)
 - Emails were sent to Councillors and interested parties on Thursday 5th September 2024 inviting them to view development proposals via our Virtual Public Exhibition. (Please refer to **Appendix D** for a copy of the email).
 - A dedicated webpage was launched on Wednesday, 4th September 2024, featuring the exhibition boards and a feedback form for addressing any questions or concerns. Interested parties could view the proposals and provide feedback online. (See Appendix E for the webpage content)

2. Executive Summary

2.1. The public exhibition strategy has been to involve a wide range of interested parties. The target groups for engagement included:

- **Local Residents**
- **Local Councillors**
- **Local Parish Council**
- **Planning Officers involved in the pre-application discussions**

2.2. The Virtual Public Exhibition was orchestrated through invitation leaflets which were distributed to Local Residents and emails which were sent to Local Councillors. (Refer to the Appendices). A total of 6 posters were also erected in the vicinity of the site as demonstrated in **Appendix C**.

2.3. All consultees were invited to feedback their comments online via our website. Feedback from the exhibition is summarised in Section 4.

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3. Policy Context

- 3.1. A core part of the National Planning Policy Framework (NPPF), is to encourage community involvement in the planning process.
- 3.2. The NPPF encourages applicants to engage in pre-application consultation with the local community. In paragraphs 39-42, the NPPF states:
- 39: *‘Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.’*
 - 40: *‘Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.’*
 - 41: *‘The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.’*
 - 42: *‘The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to a particular development and whether it will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.’*

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4. Pre-Application Advice

- 4.1. In July 2023 a Pre-Application Meeting was requested with Horsham Council. In August, a site visit was carried out and in September, written advice was received.
- 4.2. The proposed development put forward within the pre-application request followed the broad parameter plans of the Neighbourhood Plan allocation, proposing 29 dwellings with substantial open space to the east to limit impacts to the Grade II Listed Building to the east of the site, 'Backsettown'.
- 4.3. The Pre-application proposal deviated from the Neighbourhood Allocation with the proposed access to the site being via Furners Lane as opposed to Furners Mead.
- 4.4. Key details and advice received from the Pre-Application Response include:
 - The principle of Development is considered acceptable by virtue of the Neighbourhood Plan allocation
 - Built development to the western side of the site was acceptable and accords with the parameter plans of the Neighbourhood Plan allocation.
 - The Officer did not oppose to access via Furners Lane, and the departure from access via Furners Mead, subject to robust justification for this alternative and support from the Parish Council and WSCC Highways.
 - The officer raised concerns about the proximity of the units closest to The Daisycroft and suggested that this part of the site is redesigned to increase back-to-back distances and include reduced storey heights.
 - A Water Neutrality Strategy is required to ensure that the proposal can offset the water use required by the development.

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5. Public Consultation Feedback and Analysis

- 5.1. All consultees were invited to feedback their comments and questions by completing a feedback form online via the virtual exhibition webpage.
- 5.2. At the time of writing, a total of 30 feedback forms have been received. Of the 30 feedback forms received 30 were completed in full.
- 5.3. In addition to the completed feedback forms, we have received a number of additional comments from surrounding residents via email. Whilst these comments do not necessarily follow the format of the feedback forms, we have considered the responses in full and have sought to include a summary of the comments in Section 4.13.

1. Do you agree that the proposed layout appropriately reflects the pattern of development for this part of Henfield?

| Scale | Yes | No | Maybe |
|------------------|-----|----|-------|
| Number of People | 6 | 17 | 7 |

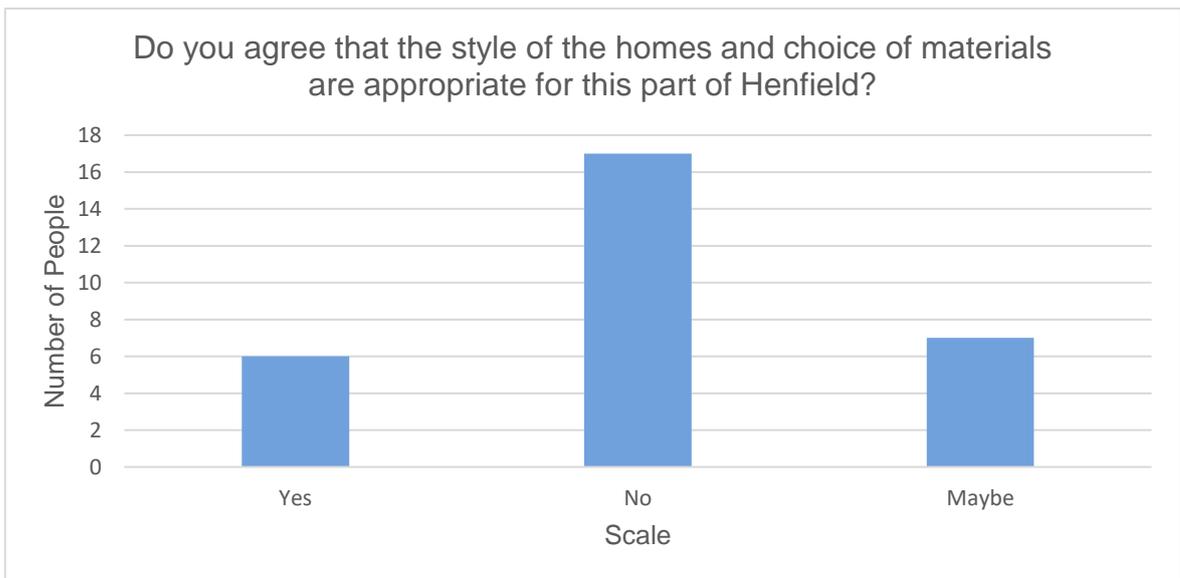


Figure 1 - Chart showing public response to Question 1

- 5.4. 21% of consultees agreed that the proposed layout appropriately reflects the pattern of development with 21% of consultees feeling unsure by selecting maybe.
- 5.5. Some further comments include:
 - Amazing idea, great use of Land.
 - The layout pattern seems balances and appropriate
 - Comments raised in relation to additional commercial use and community spaces
 - Comments welcoming the level of affordable housing
 - Concerns raised relating to access
 - Concerns raised in relation to the type of properties, community feels there's a higher need for bungalows.

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2. Do you agree that the style of the homes and choice of materials are appropriate for this part of Henfield?

| Scale | Yes | No | Maybe |
|------------------|-----|----|-------|
| Number of People | 14 | 11 | 5 |

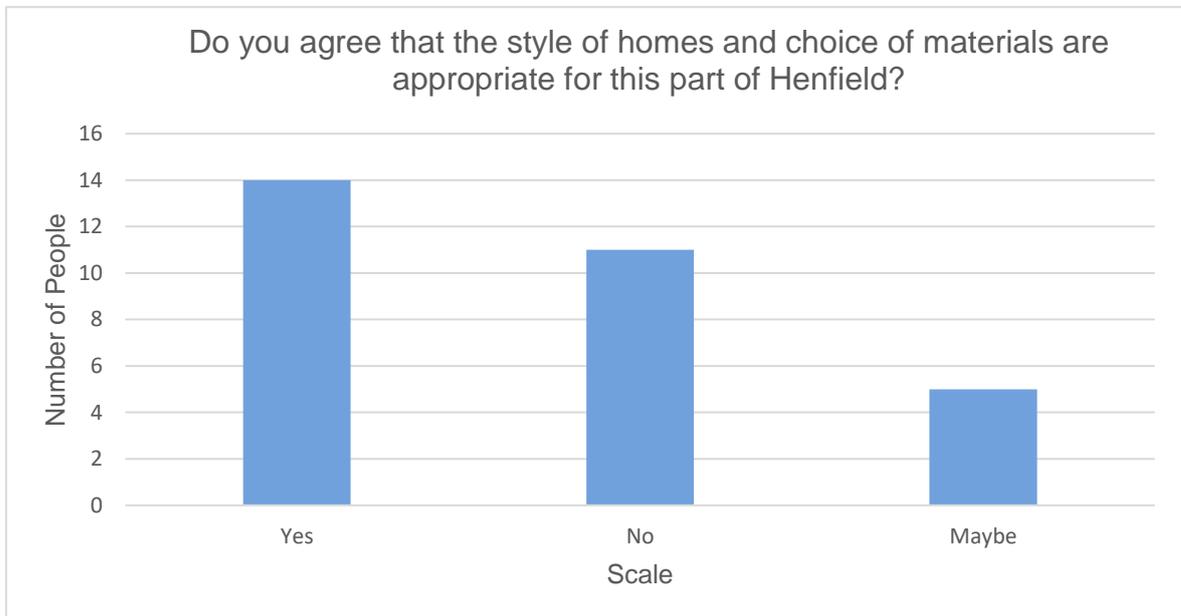


Figure 2 - Chart showing public response to Question 2

5.6. 47% of consultees agreed that the style of home and choice of materials are appropriate for this part of Henfield. 35% of consultees disagreed and 18% were unsure and answered maybe.

5.7. Some further comments include:

- Design features are good and I support ensuring it matches the architectural vernacular of Henfield.
- The style of the homes are suitable and looks like every other development in the village.
- Concerns raised in relation to the height of the new dwellings
- Concerns again raised in relation to access
- Concerns raised again that there is a high need for single storey dwellings.

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3. Do you agree that the landscaped open space is appropriately sized and located within the layout?

| Scale | Yes | No | Maybe |
|------------------|-----|----|-------|
| Number of People | 11 | 12 | 6 |

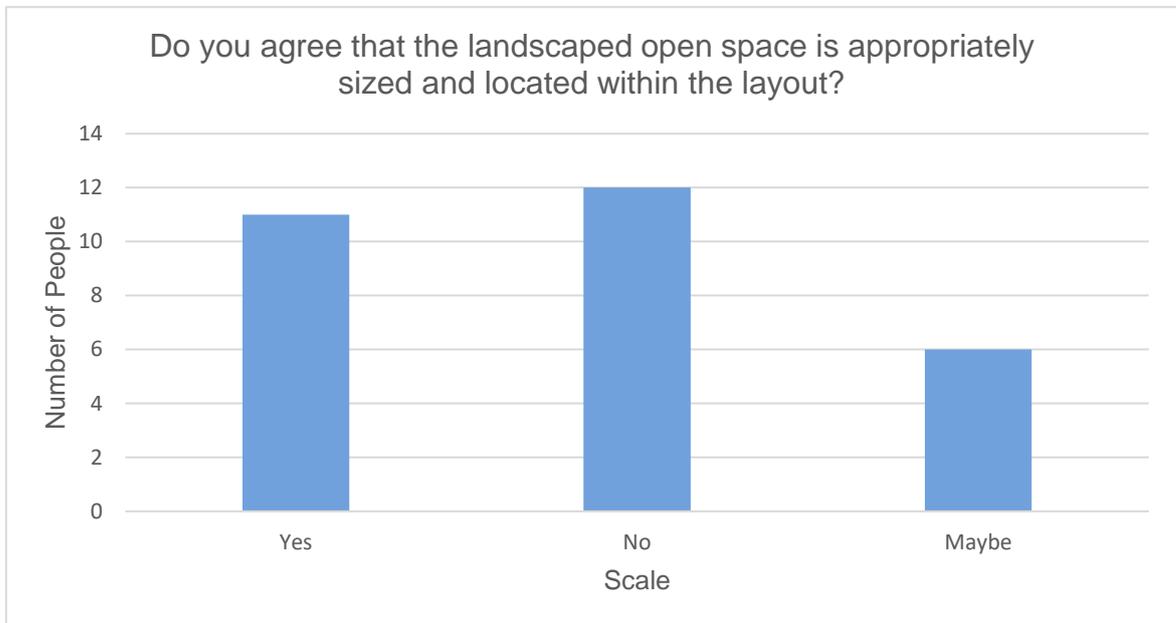


Figure 3 - Chart showing public response to Question 3

5.8. 39% of consultees agreed that the landscaped open space is appropriately sized and located within the layout.

5.9. Some further comments include:

- The open spaces should be adjacent to Furners Mead
- HNP illustration on Page 33 provides significantly more green space and landscape buffer.

4. Do you have any further comments?

- Requests for clarification on Vehicle entrance, Furners Lane would be preferred.
- Questions raised in relation to access and congestion on surrounding roads.
- Questions raised on affordability
- Questions raised in relation to Henfield’s Infrastructure and the ability to cope with additional numbers

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6. Response to Feedback

- 6.1. In response to feedback comments received during the consultation process, amendments have been made to the Proposed Site Layout.

Pre-Application Response

- 6.2. Design responses to the Pre-Application Advice have been incorporated into the proposed layout of development, including robust justification for access via Furners Lane over Furners Mead, and a redesign of the southern area of built-form to address the relationship between The Daisy Croft and proposed dwellings.
- 6.3. Further details on how the advice from the pre-app has been incorporated into the proposed design is discussed in detail within the Planning Statement.
- 6.4. Furthermore, the pre-application response sought engagement with the Parish Council which was taken on board and discussed below.

Parish Council Feedback Response

- 6.5. During the Parish Council meeting on 2 September 2024, the Parish Council provided positive feedback on the proposed development and commented that they supported the principle of development due to the Neighbourhood Plan allocation.
- 6.6. The Parish was accepting of the quantum and scale of development, and accepted the alternative access route via Furners Lane ahead of Furners Mead, which limits disruption to existing residential properties.
- 6.7. The Parish Council requested improvements and enhancements to the public footpath to the east of the site, that connects the application site and Furners Mead. The applicant proposes to enhance this footpath, widen the access to allow wheelchair use. The footway will also be improved and will act as a direct link towards the centre of Henfield, in place of Furners Lane which does not have a pavement.
- 6.8. Discussion at this meeting also enquired regarding construction of the development, and existing trees along Furners Lane being disturbed by HGVs accessing the site. To address this a Arboricultural Consultant has been appointed and a Construction Management Plan will be discharged via condition prior to development to ensure that trees are not damaged during the construction of development.

Public Exhibition Feedback Response

- 6.9. In response to comments received during the Public Exhibition, the proposed layout has introduced enhanced landscape buffering to limit the visual impact of development, and the proposed footpaths have been enhanced to allow for greater public access and use by the community.
- 6.10. Some feedback sought to reduce the storey height of proposed dwellings, and the layout responds to this with a proportion of Chalet Bungalows that respond to the character of properties along Furners Mead.

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7. Conclusion

- 7.1. Elivia Homes Ltd are proposing to develop Land South of Furners Lane, Henfield. The period of public consultation was carried out to explain the context of the proposals to the local community.
- 7.2. Consultees were able to take the opportunity to view and comment on the proposals before submission of the application.
- 7.3. At the time of writing, a total of 30 feedback forms have been received and completed in full.
- 7.4. In addition to the completed feedback forms, we have received a number of additional comments from surrounding residents via email. Whilst these comments do not necessarily follow the format of the feedback forms, we have considered the responses in full and have sought to include a summary of the comments in Section 5.
- 7.5. As a result of the feedback received from the public consultation, the project team has reviewed all of the comments from the consultation and have endeavoured to respond to the issues raised by the local community where appropriate and through the preparation of this planning application.
- 7.6. To conclude it is clear that public engagement has been undertaken as part of the scheme evolution and amendments have been considered where possible to address concerns.
- 7.7. Please refer to the accompanying Planning and Affordable Housing Statement for further details of the proposals.

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Appendix A – Public Exhibition Leaflet

Virtual Public Exhibition

September 2024



Proposed Development - Land South of Furners Lane

Elivia Homes are preparing a planning application for the erection of 29 homes with associated landscaping, open space and parking at Land South of Furners Lane, Henfield. We want to keep you informed and answer any questions you may have about this development. We therefore invite you to explore the proposals via our Online Public Exhibition.

**Our virtual exhibition will be live between
Wednesday 4th - 18th September 2024**
**You can access the consultation by visiting the
below website or scanning the QR code.**

<https://eceplanning.com/public-consultation-land-south-of-furners-lane/>



The exhibition, will present detailed plans, visuals, and key project information. Your feedback is important to us, and we encourage you to share your thoughts through our easy-to-use online form. Your input will help shape the development to better serve the community.

The exhibition will be available for 15 days, allowing you plenty of time to review and provide feedback.

Thank you for your interest and participation.



Location of proposed development (outlined in red)

For more information please contact: sussex@eceplanning.com If you do not have access to the internet please call ECE Planning on 01903 248777 to arrange delivery of a printed brochure.

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Appendix B – Public Exhibition Poster

PUBLIC EXHIBITION

Proposed Development – Land South of Furners Lane, Henfield.

Elivia Homes are preparing a planning application for the erection of 29 homes with associated landscaping, open space and parking at Land South of Furners Lane, Henfield. We want to keep you informed and answer any questions you may have about this development. We therefore invite you to explore proposals via our Online Public Exhibition.

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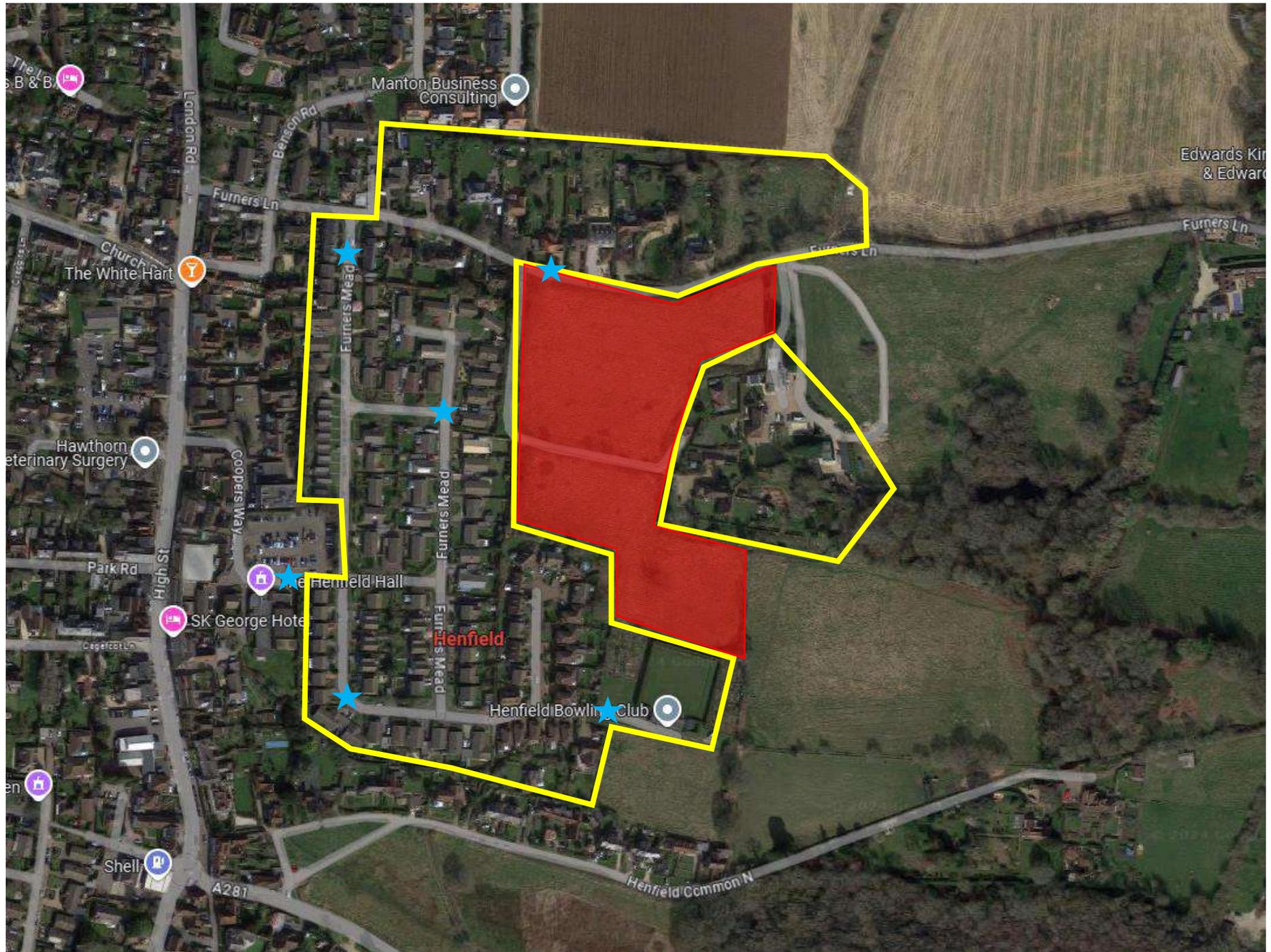
For more information please contact: sussex@eceplanning.com

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Appendix C – Leaflet Drop Map



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Appendix D – Exhibition Emails

Mica Coom

From: Sussex Planning
Sent: 05 September 2024 09:58
Subject: P2027i Land South Of Furners Lane, Henfield - Invitation to Virtual Public Exhibition

Categories: Filed by Newforma

Dear Councillors & Stakeholders,

We are writing to let you know that Elivia Homes are preparing a planning application for the erection of 29 homes with associated landscaping, open space, and parking at Land South of Furners Lane, Henfield. We want to keep you informed and answer any questions you may have about this development. We therefore invite you to explore the proposals at our Online Public Exhibition.

Our virtual exhibition will be live between Wednesday 4th – 18th September 2024.

You can access the consultation by clicking the below link.

<https://eceplanning.com/public-consultation-land-south-of-furners-lane/>

The exhibition will present detailed plans, visuals, and key project information. Your feedback is important to us, and we encourage you to share your thoughts through our easy-to-use online form.

The exhibition will be available for 15 days, allowing you plenty of time to review and provide feedback.

If you require a printed brochure and feedback form, please reply to ECE Planning on this email or call us on 01903 248777.

If you have any questions, please let us know.

Please feel free to forward this onto any other parties who may wish to attend.

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Appendix E – Webpage Content

Land South of Furners Lane Public Exhibition

Elvia Homes are preparing a planning application for the erection of 29 homes with associated landscaping, open space, and parking at Land South of Furners Lane, Henfield.

Your feedback is important to us, and we encourage you to share your thoughts through the below easy-to-use form. Your input will help shape the development to better serve the community.

Exhibition Boards

Please find below a pdf document of the proposals for the development of Land South of Furners Lane, Henfield. Please look through the proposals then provide your feedback using the form below



Feedback Form

Name

Email Address

Do you agree that the proposed layout appropriately reflects the pattern of development for this part of Henfield?

- Yes
- No
- Maybe

Comments

Do you agree that the style of homes and choice of materials are appropriate for this part of Henfield?

- Yes
- No
- Maybe

Comments

Do you agree that the landscaped open space is appropriately sized and located within the layout?

- Yes
- No
- Maybe

Comments

Do you have any further comments?

- Yes
- No
- Maybe

Comments

Submit

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Appendix F – Exhibition Boards

WELCOME

Welcome

The purpose of this Public Exhibition is to present our proposals for the development of the Land west of Backsettown, Furners Lane, Henfield and to allow you to raise any questions/thoughts you may have and provide feedback through the website.

We look forward to hearing your views.



Project Team

Multi-disciplinary design team, including:

ECE Architecture – Architects

ECE Planning - Planning Consultant

Landscape Perspective - Landscape Architects

S. Watson Ecology - Ecological Consultant

Arcadian Architectural Services - Energy & Sustainability Consultant

Barrell Tree Consultancy - Arboricultural Consultants

Abstract - Drainage Consultants

GTA Civils & Transport - Highways Consultant

Orion Heritage - Heritage Consultant

Savills - Air Quality Consultants

Motion - Water Neutrality Consultant



Elivia Homes

Elivia Homes delivers homes across the South of England with regional offices in Whiteley, Hampshire (Southern), Wooburn Green, Bucks (Central) and West Malling, Kent (Eastern/Millwood Homes).

In March 2022 sister companies Vanderbilt Homes and Crayfern Homes came together under a unified brand, Elivia Homes with the successful acquisition of Kent-based Millwood Designer Homes in January 2023.

Elivia prides itself on creating design-led homes in exceptional locations that help people and places thrive, building approximately 200 private and affordable homes per year.



Aerial view of Henfield in context - with site highlighted in red



Elivia Homes - Built developments



Birds eye view of the site

THE DEVELOPMENT SITE

Site Description

The site is an irregular shaped piece of land located to the east of the village of Henfield in West Sussex. It is situated to the south of Furners Lane with this road forming the northern boundary. The site is bordered by residential development to the north, west and part of the southern boundary. To the south and east of the site is open pasture, with the Grade II listed Backsettown House and Farmstead bordering the site on the eastern side.

The site is located approximately 4 miles from the A23. It is 7 miles north-west of the centre of Shoreham and about 12 miles south of Horsham. Henfield Village High Street is less than 200m to the west of the site and can be easily walked to via a number of different routes.

The application site is largely comprised of scrubland, bordered by mature hedgerows and residential gardens. Scrub has been allowed to develop in many areas with two veteran trees located in the north west corner of the site. The site has the potential to form a key part of the local green infrastructure with the correct landscape strategy.

It is proposed that the western portion of the site will be developed for housing, with the Eastern half left as open space.

The developable area of the site has a slight fall from south to north of about 2 - 2.5m. Green infrastructure of the site and drainage features such as a balancing pond and swales will be enhanced and incorporated within the green buffer along the eastern and southern boundary.



View 1 - Panorama looking west - north - east



View 3 - Looking north west from south east corner



View 2 - looking south east from centre of the site towards Backsettown House

Henfield Neighbourhood Plan

The site is currently greenfield land, however has been allocated for residential development within the Henfield Neighbourhood Plan. This Neighbourhood Plan was formally made on 23 June 2021, following a successful referendum on 6 May 2021 with 90.53% of the votes cast in support of the Henfield Parish Neighbourhood Plan.

Policy 2.3 **Land West of Backsettown, off Furner's Lane, Henfield** allocates the sites for up to 30 residential units, setting out the following criteria:

P2.3.1 Land west of Backsettown, off Furners Lane, Henfield is allocated for approximately 30 single storey dwellings, subject to the following criteria:

a. The proposal demonstrates an understanding of the elements which contribute to the character of the site and these inform the design and layout of the site. The proposal must be of an appropriate scale and massing in keeping with the character of the surroundings. In particular it should respect the single storey nature of the properties in Furners Mead to the immediate west of the development area part of the site. The proposal should also provide the landscape buffer and open space to the east of the site.

b. The proposal preserves the setting of the Backsettown House, the listed building to the east.

c. The proposal should provide dwellings suitable for older and downsizing households in order to meet local housing needs. The provision of single storey dwellings will be particularly supported.

d. The proposal takes account of the amenities of adjoining residential properties.

e. The proposal takes account of visibility and key views (see photograph on page 35).

f. The proposal maintains and enhances the site's rural character, retaining existing field boundaries, hedgerows and trees where appropriate and enhancing with native species. Mature trees should be protected and maintained.

g. A full ecological and biodiversity assessment should be submitted as part of the application. Any reasonable mitigation proposed by the assessments must be implemented in full.

h. A comprehensive transport assessment should be submitted with the application. Any reasonable mitigation to make the application more acceptable in planning terms must be implemented in full.



i. Vehicular access into the site is provided from Furners Mead and in a way which does not have an unacceptable impact on the amenities of the occupiers of adjacent residential properties.

j. All roads, cycle ways and footpaths should conform to West Sussex Highway Standards.

k. Any external lighting should be designed to minimise light pollution and supports the dark skies policy of the South Downs National Park.

l. The part of the site outside the built-up area boundary is safeguarded, designed and provided to an agreed timetable as open space for recreational use by the residents and wider community.

m. The public rights of way are retained and enhanced, and upgraded to cycleways where appropriate.

n. The proposal includes an adequate number and positions of electric vehicle charging points to enable residents to choose to use electric vehicles.

o. The development of the site delivers any reinforcement of the sewerage network which directly arises from the construction of the proposed new homes.

p. The development of the site takes place on the basis of a comprehensive drainage strategy. The strategy should address how seasonal groundwater would be satisfactorily accommodated within the development of the site.

Horsham Planning Policy

Horsham District Council will be the Local Planning Authority determining a future application at the site. Therefore, the design of the development has considered the key policies within the Horsham District Planning Framework (2015).

Water Neutrality

The site falls within the Sussex North Water Supply Zone as defined by Natural England. Therefore any proposed development in this area must demonstrate no adverse impacts upon the defined Arun Valley SAC, SPA and Ramsar sites.

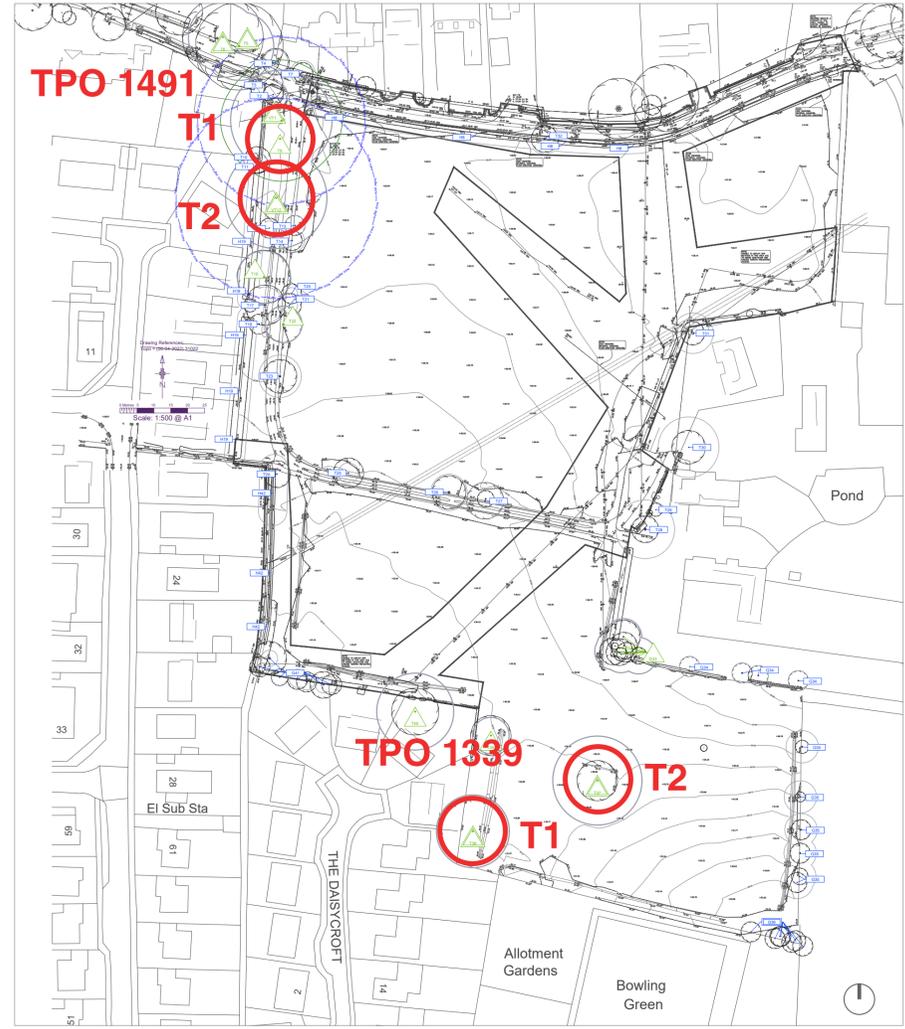
As part of the planning application, a Water Neutrality Statement will be submitted to demonstrate that the proposal can achieve water neutrality through necessary offsetting measures.

SITE CONTEXT

Arboricultural Information

The trees on the site have been surveyed and categorised by BS 5837:2012 - Trees in relation to the design, demolition and construction. The masterplan has been carefully considered to take account of these constraints, with any proposed built form planned to respect the setting of trees and take into consideration their root protection areas. The boundary trees are proposed to be retained and predominately meet with the proposed open space, which will help to add to the landscape setting of the site.

In the north west corner of the site, two large Oak trees have tree protection orders, and have been classified as Veteran Trees. A Veteran Tree is defined as 'a tree that is of interest biologically, culturally or aesthetically because of its age, size or condition'. As such the proposals take careful account of the position of the tree, the sweep of the entrance road into the site has been defined by the root protection area and buffer zone of these trees. Two further TPO Oak trees are located in the southern portion of the site, well away from the proposed development.

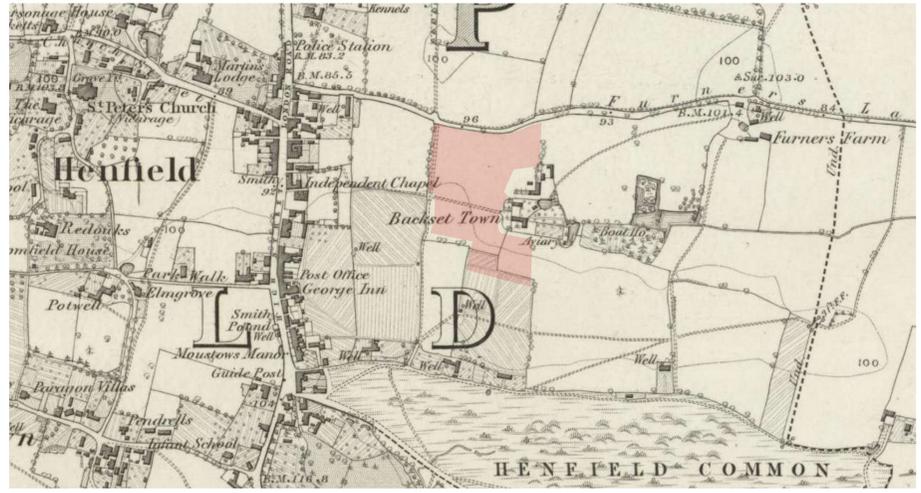


Tree Survey

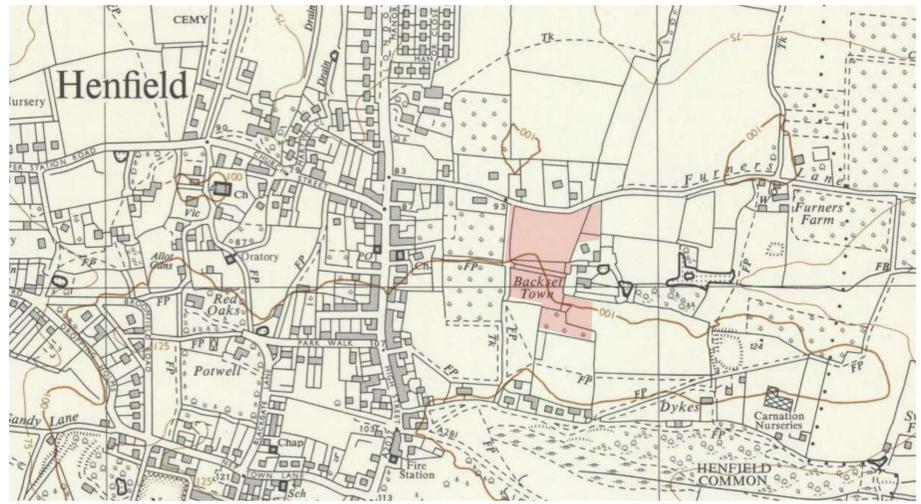
Heritage

Historical analysis of the site and the wider Henfield area has been undertaken as part of site analysis of the site. The historic maps below show the development of Henfield in the last 200 years, with some development to the west of the High Street and also along Furners Lane, visible between the 1880s and 1960s. The housing on Furners Mead, between the High Street and the site, and the housing north of Furners Lane, has occurred since the 1963 map was published.

The area west of Backsettown has historically been open fields with pathways and tracks used to access the main house and connect Furners Lane to the common. The layout and use of the area has changed little over the last 150 years. Some tree and hedge lines can be seen in historical maps surrounding the site. Although the main house at Backsettown is listed, the site is not located within the Henfield Conservation Area.



OS Map: 1879



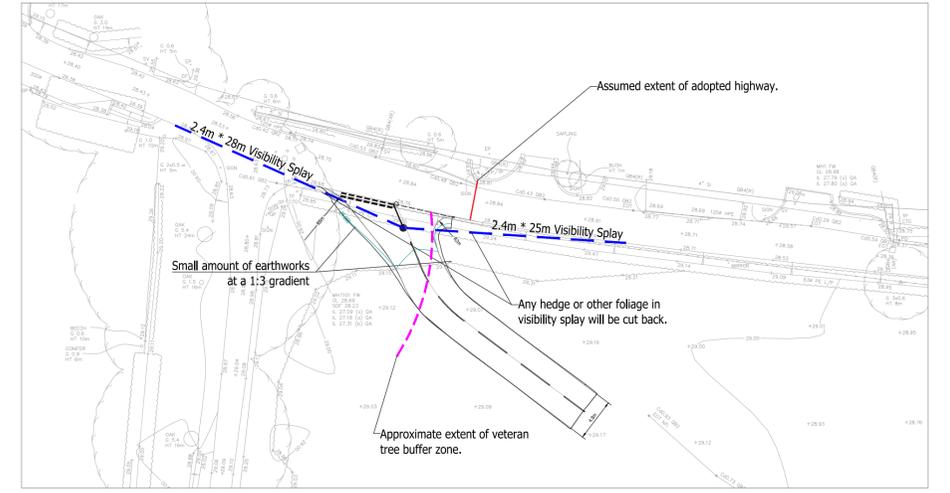
OS Map: 1963

Accessibility & Transport

Vehicular & cycle access to the proposed site will be from Furners Lane. The existing footpath link to Furners Mead will provide pedestrian access from the site into the village.

The existing track serving Backsettown House & Farmstead that runs north to south along the western boundary, that also serves as a public footpath (FP 2548), will be stopped up as a vehicular access, and be retained solely as a public footpath, with a new permeable surface to improve the setting of the TPO'd veteran Oak trees. Backsettown House & Farmstead will be accessed from the new access road.

The new access road will be located further to the east to avoid the Veteran Tree root protection zones. The angle of the new access road will discourage traffic leaving the site from turning east onto the unadopted section of Furners Lane.



New vehicular access on Furners Lane - Tracking information

DESIGN DEVELOPMENT

Opportunities and Constraints

As part of the design process, the constraints and opportunities of the site have been analysed and include the following points:

- The existing site boundary vegetation should be retained, reinforced and enhanced to soften views towards the proposed built form. This will also help create a defensible green belt boundary that surrounds the site.
- Ensure that any proposed built form is suitably offset from the root protection areas of existing trees that are to be retained.
- Ensure that any proposed built form is suitably offset to provide significant separation distance to existing dwellings to the western and southern boundaries.
- Green and open space to be located at the eastern side of the development to help reduce overlooking issues, strengthen green infrastructure and enhance the integration of built form within the landscape. Where possible look to create an extension to the rural countryside edges with additional open space.
- There is an opportunity for the site to be accessed via a new vehicular entrance off of Furners Lane.

Key:

| | |
|--|-------------------------------------|
| | Site Boundary |
| | Existing Trees and Hedgerows |
| | Residential Interface |
| | Sensitive Edge to Countryside |
| | Road Network |
| | Key Views |
| | Proposed Site Access Point |
| | Site Falls |
| | Existing Pond |
| | Power Lines |
| | Existing Access |
| | Access Points |
| | Pedestrian Footpath |
| | Green Infrastructure to be retained |



Protect and enhance existing landscape features
The design seeks to provide significant green infrastructure and accommodate biodiversity enhancement as part of a landscape-led approach to sustainable placemaking.



Provide new and improved connections
The proposed scheme prioritises the importance of an enhanced network of pedestrian and cycle friendly routes into and through the site, encouraging sustainable active travel within Henfield.



Built form to respond to neighbouring context
New homes are to be designed sensitively to the existing neighbouring properties of Furners Mead and The Daisycroft. Homes highlighted yellow above are all single storey units with some accommodation within the roof space.



Provide a green settlement edge
The provision of a new green open space for new and existing residents to enjoy. Particular design consideration has been to respect the rural nature of Backsettown House to the east.

SITE LAYOUT

The Masterplan has been designed to occupy the eastern half of the site in a singular parcel of development. The proposal includes a generous green open space to the western boundary, retaining the rural edge character of the site. Located near the primary access to the north western corner to Furners Lane is an informal open space offset from the existing veteran trees.

The proposed layout accommodates 29 dwellings and will create a landscape-led and sustainable place to live that integrates with both the local community and the surrounding rural context.

The scheme will improve the existing landscaping on the site by providing a significant increase in planting, that includes an open space as a biodiversity enhancement zone. The proposed layout takes account of the existing boundary trees, with dwellings set significantly back from the crown spreads of these trees, to provide for future growth whilst avoiding overshadowing. The site layout will incorporate a fully integrated SuDS drainage scheme including swales and a balancing pond within the open space.

The scheme will offer 10 affordable housing units in accordance with local plan policy to further benefit the local community. The site layout will also provide fully compliant parking provision, in the form of private driveways, allocated parking spaces, garages & visitor parking spaces.



View from west edge of site.



Landscape Buffer
Landscaped areas along the western edge acts as a buffer from the neighbouring properties and buffer zone from the existing mature trees.

Sustainable Drainage
A series of swales and a new water attenuation basin to feature along the eastern boundary, serving the residential developments sustainable drainage strategy.

Housing Mix
The proposal incorporates a mix of housing types, focused on dwellings suitable for older and downsizing households.

Electric Vehicle Charging
The proposal includes an adequate number of vehicle charging points for new residents.

Movement
Improved pedestrian connections into the site linking the new homes within the footpath network of Henfield. All proposed routes will be guided by the West Sussex Highway standards.

Scale
The proposal is an appropriate scale and massing, respecting the single storey properties in Furners Mead to the west.

Context
Preservation of the rural setting of the listed Backsettown House. Key buildings and corner turning units have been positioned to create focal points and ensure a recognizable and navigable development as well as assisting passive surveillance.

Open Spaces
Open spaces are created to form congregation points for the wider communities green amenity space, with Public Rights of Way retained and enhanced.

PROPOSALS

Description of Proposals

The proposed development will comprise of 29 new homes ranging from 1 bed apartments to 4-bedroom houses. The height of the dwellings vary from one to two storeys in response to the context, blending the proposed roofscape into the existing surroundings.

A large proportion of chalet type 1.5 storey dwellings have been included in the proposal, particularly towards the southern end of the site, to respond to the bungalows in Furners Mead. All other dwellings are 2 storeys and respond to the scale of the existing buildings along the northern and western boundaries of the site. Scale has been further expressed through changes in roof design using a mix of hipped roofs and feature gables, while chimneys also add further visual interest.

The material selection has been carefully considered to reflect the local vernacular of Henfield. Red and brown multi-bricks are complimented by tile hanging, whilst white weatherboarding has also been used across the site. Traditional features such as scallop tiles, tile and stone patterns on gable ends, finials, brick banding and a plinth course will add character.



View from east edge of site.



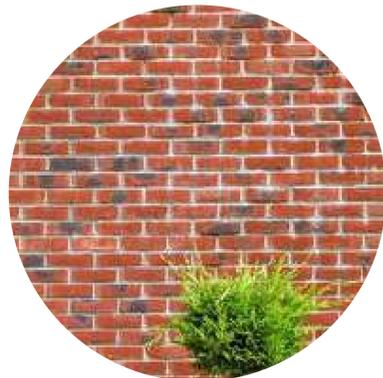
Example Street Scene A



Example Street Scene B



Example Street Scene C



Red Brick



Red multi brick



Vertical tile hanging



White weatherboard



Tile roof



Slate roof

LANDSCAPE & ECOLOGY

Landscape

The proposed landscape design has been carefully shaped to ensure that the development will be in keeping with the existing landscape character and its effects on the surrounding landscape and visual receptors will be minimised.

Where possible existing vegetation will be retained and reinforced, with additional native planting proposed throughout the site to extend the site's green infrastructure network.

Two veteran trees in the north west corner of the site are retained and the access road has been relocated to provide a meaningful buffer zone.

Within the proposed development area, ornamental planting has been proposed to ensure that year round interest is provided along with a more formal appearance.

Ecology

To ensure existing wildlife continues to forage and nest within the site the proposed development has been carefully designed to minimise effects on existing habitats.

A broad range of planting and ecological features have been proposed across the site to enhance these existing habitats and provide additional habitat and foraging opportunities with the hope that the site attracts more wildlife.

A suite of habitat and protected species' surveys have been carried out to identify the ecological constraints and opportunities on the site. This includes a reptile survey, great crested newt survey, dormouse survey, bat surveys, and detailed habitat surveys. The habitat survey found the site to be dominated by species-poor grassland that is of no particular ecological value, with the boundary hedgerows, where present, also of limited value.

The site does support a good population of common lizard and a low population of slow worm, but the surveys for great crested newts and dormouse were both negative, indicating that these species can be considered absent from the site. The intention is to retain and enhance the site's ecological interest, in part through the use of the Metric 4.0 to assess the likely impact of the proposal on biodiversity and secure an overall 10% net gain.



1 Hedgerows, trees and ornamental planting softens the facade of the built form, help to determine public - private boundaries and provide habitat and foraging opportunities.



2 Veteran Oak trees in the northwest corner of the site and tree line are protected. Providing ecological benefits and screening.



3 Established boundary planting and trees retained and extended across the site.



4 Mown paths through open spaces allow for the seasonal interest of wildflower meadows and will improve biodiversity compared to the current species poor grassland.



5 Open swales will aid drainage across the site whilst adding visual interest and planting variation to the open spaces.



6 Example of the balancing pond, located in the north east corner of the site. Will aid drainage and improve biodiversity on the site.

ENVIRONMENTAL & SOCIAL BENEFITS

Sustainability Objectives

- The homes will be constructed using highly insulated elements in order to maximise energy efficiency whilst retaining thermal mass. The improvement in standards over the minimum required by the current Building Regulations will average in excess of 20%;
- The houses will be heated using air source heat pumps;
- The air tightness of the homes will demonstrate at least a 50% improvement over the minimum required by the Building Regulations;
- All homes will be fitted with 100% dedicated low energy/ LED light fittings;
- All kitchen appliances, where supplied will be A+ and A rated (washer dryers will, where fitted, be to the highest available environmental standard);
- All houses will be provided with electric vehicle charging points.

Water

- Water reducing bathroom appliances will be fitted and the daily water consumption per person will be less than 105 litres (excluding external water use), which is the enhanced standard required by the Building Regulations.
- Water meters will be fitted to all homes.

Materials

- Materials will be selected for their environmental rating and preference will be given to those materials, which score an A+, A or B rating in the 'Green Guide to Specification'.

Construction Management

- All construction waste will be minimised through the use of a Site Waste Management Plan and on-site water and energy use will be monitored.



Electric Charging Points



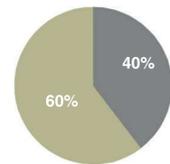
Sustainable Travel Methods

Social Benefits



New Homes

The finances of Horsham District Council will benefit from additional government revenues generated by the scheme including Council Tax and New Homes Bonus.



Affordable Homes

A minimum provision of 34.5% of homes (10 of the 29 units) will be designated as affordable.



Financial Boost

Financial contributions for infrastructure via the Community Infrastructure Levy. An aim to use local suppliers to support the local economy and additional yearly spending by new residents.



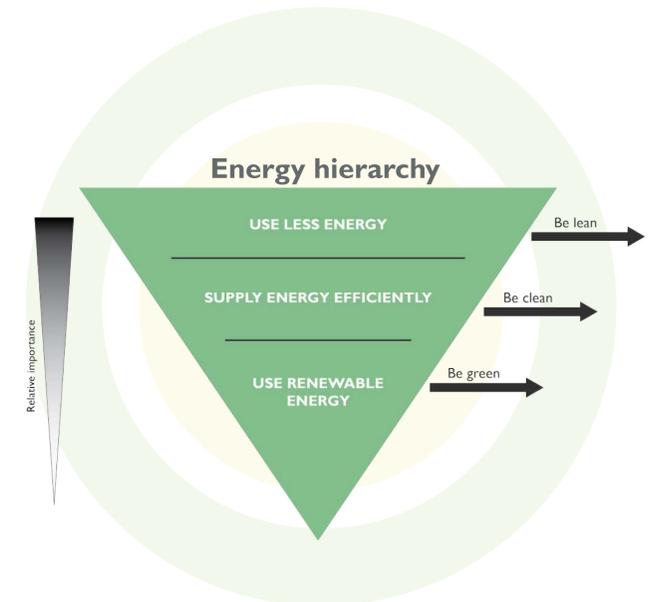
Ecology & Landscaping

A minimum of 10% Biodiversity Net Gain will be achieved on the site.

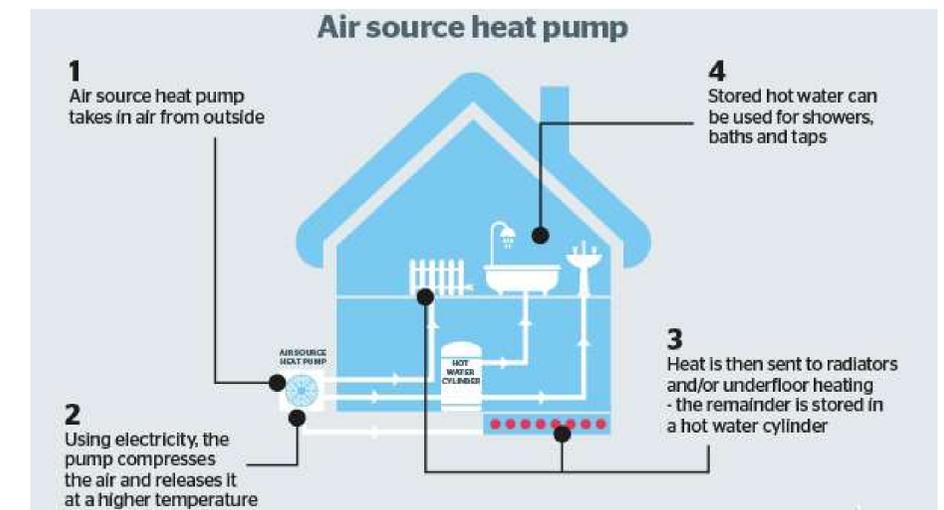


Green Space

Approximately 17,000 sqm or 4.2 acres of open space is provided across the site. Further private amenity space is provided for all dwellings through gardens.



Energy Hierarchy



Air Source Heat Pump - Providing renewable energy

Thank you for viewing this public exhibition.

Once you have had the chance to look through the proposals, please do use the contact details available to provide feedback.

We are genuinely interested to know what you think. We welcome any comments you have about any aspect of the proposals.

Your views are important. We will consider all comments received and take these forward as we progress these proposals towards a planning application in the near future.