Henfield Neighbourhood Plan 2017-2031



Referendum Version

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Henfield Neighbourhood Plan 2017-2031
Submission Plan

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Foreword

Dear Residents,

Welcome to the Henfield Neighbourhood Plan (HNP). This Plan comes forward under the opportunity provided by the Localism Act of 2011 for communities such as Henfield to shape their own future, rather than have others determine it for them.

Information used to inform the HNP has been updated and augmented by surveys carried out throughout the whole Parish and discussions with residents at Open Days and Workshops over the last four years. We have also talked to planning professionals, landowners, developers, local organisations, local health professionals, neighbouring Parish Councils, Horsham District Council (HDC), the South Downs National Park Authority (SDNPA) and West Sussex County Council. The resulting proposals are in this document.

The Plan seeks to preserve and improve the vibrant village centre as well as the rural nature of the Parish: its fields, hedges and woods; the glorious views to the South Downs from our many Parish footpaths and bridleways; and the wildlife we are so fortunate to be able to see and enjoy. The Plan is also positive about the future and reflects how you think we need to attract younger families into the Parish and to give older residents opportunities to remain living locally by downsizing to, primarily, smaller properties. We hope that the plan, including the number of dwellings that it delivers, does address the key issues currently forecast to face Henfield up to 2031.

Following the Regulation 14 Consultation, the Steering Group reviewed your comments and where necessary made some modifications. Following approval by Henfield Parish Council (HPC) the plan was sent to HDC for further scrutiny. Once satisfied that it had met the appropriate legal tests the Plan was submitted for further consultation across the whole of Horsham District (Regulation 16) over a six week period. The Basic Conditions Statement and the Consultation Statement along with all of the evidence base documents were also submitted for scrutiny. After this consultation a government appointed examiner examined the plan and all of the supporting documents along with the Regulation 16 responses to see if the plan met the Basic Conditions. As part of this process the examiner made an unaccompanied visit to the plan area.

The examiner issued his final report on 11th May 2020 after seeking clarity on a number of issues during the examination process. This report made recommendations to HDC and the SDNPA that, subject to the incorporation of a number of modifications set out in the report, the HNP should proceed to referendum. Following discussions with relevant parties, HPC decided to adopt these modifications. A Decision Statement was prepared and published by HDC on the 22nd June 2020 confirming that the HNP 2017-2031 complies with the legal requirements and may now proceed to Referendum. Unfortunately due to the Covid-19 pandemic, the referendum required under the Localism Act in order for the Plan to be formally "made" (which requires that more than 50% of people voting agree to accept the plan) could not be held until May 2021, although in the interim period the plan carried significant weight. We are now in a position where the Referendum can take place. It will be held in the Henfield Hall and Small Dole Village Hall on the 6th May 2021.

Producing this Plan has been a great challenge. I would like to thank all residents, landowners and developers who took the time to fill in questionnaires, attend open days and comment. My thanks also go to all HPC staff, AiRS, Plan4Localism, officers from HDC and the SDNPA and to all members of the Focus Groups who researched and collected much information about the Parish. I would particularly like to thank my Steering Group colleagues who have worked throughout in a very professional manner and have given me unstinting support during the development of this Plan.

Ray Osgood, Chairman, Henfield Parish Council's Neighbourhood Plan Steering Group

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1. Introduction

Purpose

1.1 Horsham District Council (HDC) and the South Downs National Park (SDNP), the local planning authorities, have designated a Neighbourhood Plan area for the whole of Henfield Parish for the purpose of preparing the Henfield Neighbourhood Plan (HNP). The designation was approved by HDC on 4th February 2014 and by the SDNP on the 13th December 2013.

1.2 The boundary of the Henfield Neighbourhood Plan area is shown on page 7. A small area in the south east of the Parish lies within the South Downs National Park. The village of Small Dole is divided between the Parishes of Henfield and Upper Beeding. On 12th April 2017 a Memorandum of Understanding was signed between Henfield and Upper Beeding Parishes covering how engagement would proceed in Small Dole; to ensure all residents on both sides of the Parish boundary in Small Dole would be treated equitably. The Plan period is 2017-2031.

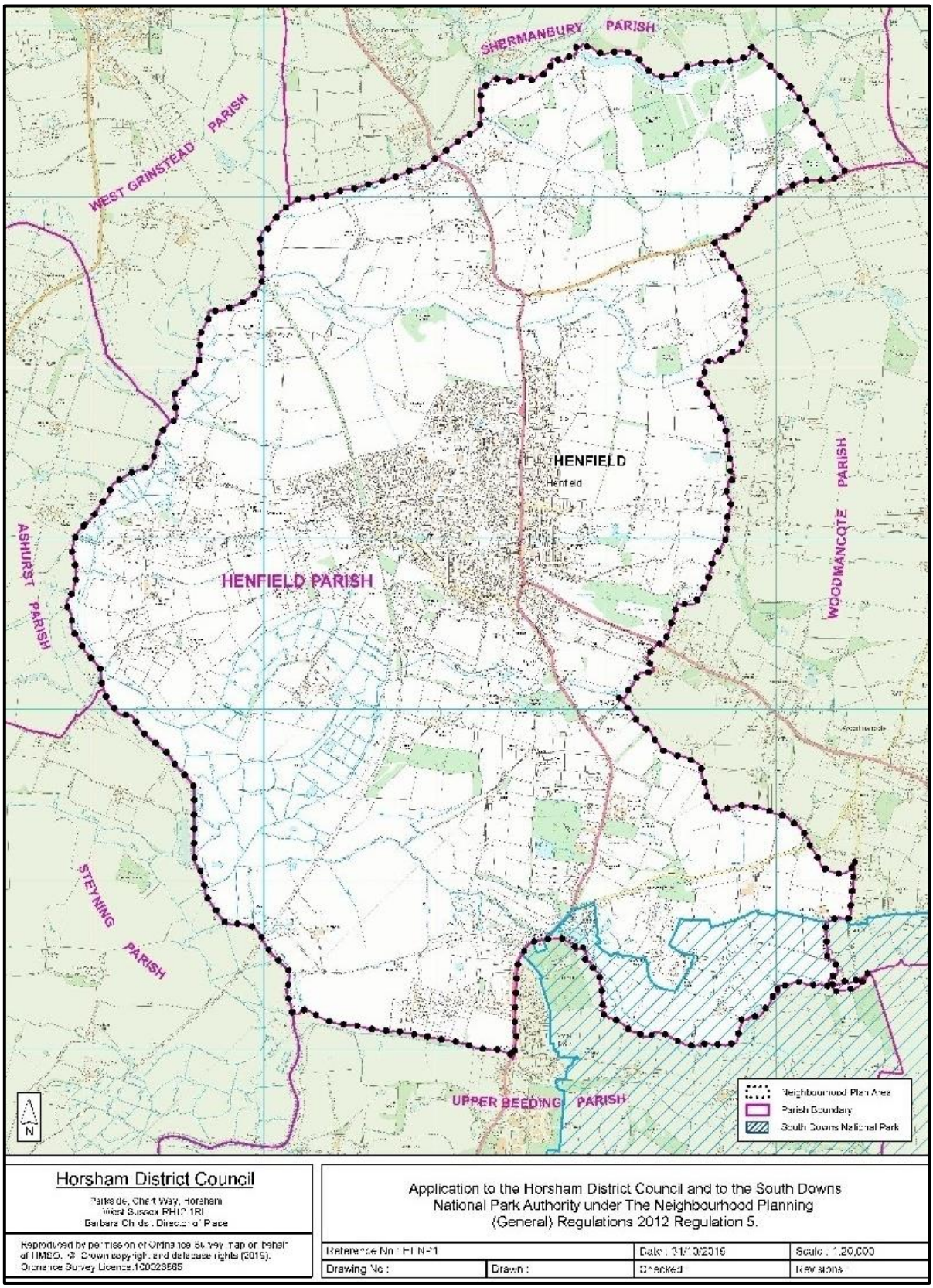
1.3 The Henfield Neighbourhood Plan was prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning & Compulsory Purchase Act 2004, the European Directive 2001/42 on Strategic Environmental Assessment and the EU Directive 92/43 on Habitats Regulations Assessment.

1.4 The purpose of this plan is to set out specific policy proposals for the Parish and to consult statutory stakeholders and the local community.





The Designated Henfield Neighbourhood Plan Area



Neighbourhood Plans

1.5 Neighbourhood Plans have become increasingly popular since their introduction by the 2011 Localism Act. The National Planning Policy Framework (2018) states:

> *"The application of the presumption has implications for the way communities engage in Neighbourhood Planning. Neighbourhood Plans should support the delivery of strategic policies contained in Local Plans or special development strategies; and should shape and direct development that is outside of these strategic policies."* (para. 13)
>
> *"Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood Plans can shape, direct and help to deliver sustainable development by influencing local planning decisions as part of the statutory development plan. Neighbourhood Plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area."* (para. 29)
>
> *"Once a Neighbourhood Plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area. Where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently. "* (para. 30)

The Plan Preparation Process

1.6 The process of preparing and seeking final adoption of the HNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by Henfield Parish Council. The intention of Henfield Parish Council is to submit its Neighbourhood Plan to Horsham District Council for approval and then for independent examination in 2019.

1.7 The process up to submission comprises three main stages:

- State of the Parish Report February 2018, summarising all the evidence provided by the Focus Groups and others on which the HNP is based together with the Housing Needs Survey 2014; the AECOM Housing needs Survey October 2017; Henfield Parish Council Housing Needs Assessment Final Report October 2017; Analysis of Focus Group Open Days on 4th and 8th November 2017; Youth Survey November 2017; Public Site Presentation meetings 14th and 28th November 2017; Business Survey December 2017; Planning Workshop 30th January 2018 and analysis of comments received at Site Assessment Open Day events on 5th and 8th May 2018.
- Pre-Submission HNP – this document comprising the vision, objectives, policies and the Proposals Map for a six week public consultation period.
- Submission HNP – a document taking into account the representations received on the pre-submission plan during the public consultation period, amended as necessary for submission to the local planning authority, together with the Basic Conditions and Consultation Statements

1.8 Thereafter the HNP will be subject to independent examination and, if successful, will be put to a local referendum. A majority vote will lead to the HNP becoming part of the development plan for the Parish to manage future development decisions alongside the Horsham District Local Plan and National Planning Policy Framework.

Consultation

1.9 Henfield Parish Council has consulted the local community extensively. Focus Groups of local residents have been established to review and agree which issues should be addressed by the plan. There have also been workshops, community surveys and a series of 'Open Days' to obtain the fullest view of local community concerns, needs and wants from the HNP.

1.10 The Pre-Submission HNP was approved by Henfield Parish Council and published for public consultation commencing **7 June 2019** and ending on **26 July 2019**. The Pre-Submission Plan was made available online and offline during this period.

1.11 Following amendment by the Steering Group and approval by Henfield Parish Council on the 22 October 2019, the HNP was submitted to Horsham District Council for Regulation 15 notification before being submitted for Regulation 16 Consultation.

1.12 In the event that the Plan is made it will need to be monitored and, where necessary, reviewed. The details of how the Parish Council will undertake these tasks, and their relationship with the emerging Horsham District Local Plan are addressed in paragraphs 6.6 and 6.7 of this Plan.







2. Parish Profile

Geographic and historic background

2.1 Henfield is a large village which lies on a sandstone ridge in the Sussex Low Weald, sometimes known as the Vale of Sussex, 4km north of the South Downs scarp and some 6.5km south of the High Weald and on the edge of the South Downs National Park. Its name is thought to be derived from 'Hamfelde' meaning 'high open land' or possibly 'open land characterised by rocks'. The River Adur flows around the north and west sides of the village and into the sea at Shoreham; it is tidal up to Henfield.

2.2 St. Peter's church has been documented from 770AD, but there is little evidence of a major settlement until several centuries later. By the 16th century it was evidently a significant Wealden village.

2.3 There were originally three distinct parts to the village: a loose collection of dwellings around the church; development along the eastern side of the London – Brighton road; and scattered development at Nep Town. The early 1800s saw more rapid growth, enhanced by the coming of the railway in 1861, particularly to the west of the village forming a square of approximately half a mile across. Development continued throughout the 20th century so that virtually the whole square has now been built upon. The village boundary has also been extended with suburban development at Wantley, Furners Mead, Hollands Road and more recently the Parsonage Road, Deer Park and West End Lane developments. These recent developments have taken place since the last census and, based on these, the village population is now calculated to be 6,239 (see para. 2.10 final bullet point).

2.4 The wider Henfield Parish covers an area of some 1,733 hectares (4,282 acres or about 8 sq. miles). It stretches from the borders of Shermanbury in the North to Small Dole in the South. The Parish boundary to the west follows the line of the River Adur and includes a significant area of flood plain between the river and the route of the original Shoreham to Horsham railway line, now the North/South Downs link pathway (Downslink). The Parish includes the north western part of the village of Small Dole, embraces scattered development around Oreham Common and then to the east the border runs between the village and Woodmancote.

The Parish today

2.5 The Parish comprises areas of high quality agricultural land, grades 2/3a. Henfield developed over the centuries as a market garden village as well as a watering place on the main London/Horsham – Brighton road. Today its function is partly as a dormitory residential area for larger centres both north and south, with a significant retirement community. However, farming in particular remains important within the Parish, and this is one of the reasons why the Henfield Neighbourhood Plan concentrates development within the built-up area boundaries of Henfield and Small Dole.

2.6 Henfield is relatively self-contained and self-sufficient economically with a range of shops and a number of small industrial and commercial premises, offering a variety of employment opportunities. It also has sports facilities which include a cricket club dating back to 1771, football club, bowls club, tennis club, a golf club and a modern leisure centre. There are three churches within the Parish. Other social facilities include a large versatile village hall complex with a museum, a youth club, Henfield Haven and over 120 clubs and societies offering a wide variety of activities for all ages.

Selected Parish Statistics

2.7 The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable. It must be noted that the results from the different sources might not always correlate, and that information was gathered at different dates.

Demographics

2.8 In the 2011 census, the usual resident population of the Parish was 5,349 people (2,489 male, 2,860 female). Of these:

- 893 People aged 15 and under (16.7% of Parish population compared to 18.7% across the District and 19% across England).
- 2,904 People aged 16 to 64 (54.3% of Parish population compared to 61.9% across the District and 65% across England).
- 1,552 People aged 65 and over (29.0% of Parish population compared to 19.4% across the District and 16% across England).

Housing[1]

2.9 There were 2,335 households (one or more people living at the same address) located within the Parish.

- 1,027 were owner-occupier households, owned outright (44.0% compared to 37.3% across the District).
- 688 were owner-occupier households, owned with a mortgage or loan (29.5% compared to 37.2% across the District).
- 7 were Shared Ownership (0.3% compared to 0.7% across the District).
- 39 were Social Rented from Council (1.7% compared to 1.2% across the District).
- 297 were Social Rented Other (12.7% compared to 10.3% across the District).
- 218 were Privately rented – by landlord or letting agency (9.3% compared to 11.8% across the District).
- 28 were Privately rented Other (1.2% compared to 1.3% across the District).
- 31 were Living Rent Free (1.3% compared to 1.5% across the District).

2.10 There were 2,405 dwellings located within the Parish.

- 968 households were living in Detached housing (40.2% compared to 38.8% across the District).
- 729 households were living in Semi-detached housing (30.3% compared to 26.8% across the District).
- 364 households were living in Terraced housing (15.1% compared to 17.1% across the District).
- 338 households were living in Flats/apartments (14.1% compared to 16.6% across the District).
- 6 households were living in Caravans or other Mobile or Temporary Structures (0.2% compared to 0.7% across the District).

[1] http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11124479&c=henfield&d=16&e=62&g=6474259&i=1001x1003x1032x1004&m=0&r=1&s=1400763523314&enc=1&dsFamilyId=2482

- There is a large gypsy and traveller community based at Hillside Park and adjacent land at Small Dole, just outside the boundary of the Parish, comprising 24 pitches.
- The data in the above paragraph is from the 2011 Census (27th March 2011). Since that time, Henfield has seen further development, comprising 130 homes, at the third phase of Parsonage Farm, 102 homes on land east of Manor Close, 172 homes, delivered (as at June 2019), on the Barratts site in West End Lane and 25 homes at various sites across the parish. This has brought 429 additional dwellings to Henfield, which, at 2.29 (5349 residents divided by 2335 dwellings) residents per dwelling, comes to 982 additional residents of the village. Based on this calculation, the population of Henfield Parish is at May 2019 6,331.

Biodiversity[2]

2.11 The Parish contains areas identified by Natural England as Priority Habitats and are subject to Habitat Action Plans:

- Underdetermined Grassland Priority Habitat – between Oreham Common and Oreham Manor in the south of the Parish and on the eastern boundary of Henfield.
- Traditional Orchard Priority Habitat – 8 areas around Furners Farm directly east of Henfield and 4 areas south of West End Lane directly west of Henfield.
- Deciduous Woodland Priority Habitat – south of Furners Farm, between New Barn Farm and Brookside Farm, around Oreham Common and lots of small parcels located along the southern edge of Henfield in the direction of West End Lane.

2.12 There are multiple areas of Entry Level plus High Level Stewardship Schemes making up the entire south western quarter of the Parish. There is also a small pocket of land in the Woodland Grant Scheme 2 located to the west of the reservoir. Two other small pockets of land are in Woodland Grant Scheme 3, 1 south of Brookside Farm and 1 north of Parsonage Farm.

2.13 Woods Mill Nature Reserve is within Henfield Parish and houses the Headquarters of the Sussex Wildlife Trust which includes the Sussex Biodiversity Record Centre who hold the species and habitat records for the whole of Sussex, including any surveys undertaken in Henfield. Henfield Birdwatch also have extensive records of the bird population of the parish since 2000.

2.14 To the south of Henfield lies the South Downs National Park.

Heritage[3]

2.15 The Historic England classification of Listed Buildings shows that the Parish of Henfield contains four Grade II* listed buildings and structures and 104 Grade II listed buildings and structures.

2.16 Although there are no designated Scheduled Ancient Monuments in the area, there are listed buildings in the Parish, and the main part of the old village lies within the designated Henfield Conservation Area.

[2] http://magic.defra.gov.uk/
[3] https://historicengland.org.uk/listing/what-is-designation/listed-buildings/

Community Views

2.17 Since the launch of the HNP, the Parish Council has established a number of Focus Groups and arranged drop-in sessions for the community to learn more about the HNP and to express their opinions on the future of the Parish.

2.18 Each of the Focus Groups was tasked with examining the evidence base in respect of their themes and to draw conclusions on what this may mean for the HNP. A summary of the discussions and conclusions of each group is set out in the 'State of the Parish Report' (published February 2018).

2.19 An analysis of the Parish and wider issues indicates a series of actual or perceived 'strengths' or 'assets' or 'advantages', relative to other places. It also indicates the Parish has actual or perceived 'weaknesses' or 'disadvantages'. In both cases, they present a combination of opportunities and challenges for the HNP to address, given there is likely to be a direct impact from land use planning and development decisions.

Strengths

- Henfield has an outstanding community feel, with over 120 active clubs and organisations.
- Henfield has a reasonably strong commercial centre. There is a varied range of retail outlets in the High Street, not centred around one large retail outlet and there are car parking facilities.
- The surrounding countryside which includes part of the South Downs National Park, provides a good environment for residents to enjoy and enhance social pursuits with a number of open commons and an extensive network of public footpaths.
- The surrounding countryside, rivers and playing field provision give health and recreational opportunities and provide a pleasant rural feel to the village.
- There is a good level of integration between existing housing and the local countryside with local history being respected.
- The Parish is home to the Sussex Wildlife Trust which encourages an active interest in wildlife.
- There is a good mixture of agricultural, business and residential use.

Weaknesses

- The village is surrounded by a number of small areas of agricultural land and is therefore vulnerable to sporadic development.
- There is a lack of sufficient lower cost housing options and smaller properties for older persons/single persons wishing to downsize.
- Shortage of playing fields and allotments.
- Some areas of the Parish are prone to flooding.
- Recent closure of all three banks and a number of High Street shops.

Opportunities

- To develop the area's links with the South Downs National Park.
- To improve recreational pursuits and further development of wildlife habitats.
- To improve public transport and roadways to reduce traffic congestion, particularly through the village.
- To extend the Key Employment Area south of Henfield village and provide suitable pedestrian/cycle access.
- To develop existing brown-field sites within the existing "village envelopes" of Henfield and Small Dole which may be suitable for redevelopment, either by allocation or by policy.
- To preserve and develop the "green corridor" around and through the villages.
- To provide appropriate car parking for increased future need.
- To develop the Henfield Trails – a system of paths that start and finish in Henfield village centre.

Threats

- The vulnerability of the village and surrounding area to large scale development, particularly given the extensive developments that have recently been given planning approval.
- Developments/improvements to local infrastructure are not keeping pace with new house developments e.g. schools, health, traffic and waste water.
- Infill of green space and loss of local agricultural and amenity land.
- The loss of community village atmosphere within a strategic village through over-development.
- Lack of available village centre car parking spaces considered necessary for the expansion of the local economy.
- Loss of trees, woodland and hedgerows together with an increase in pollution.





3. Planning Policy Context

3.1 The Parish is part of the Horsham District, the South Downs National Park and West Sussex County. Each of these administrations has policies and proposals that have a significant influence on the strategy and detailed content of the HNP.

3.2 The National Planning Policy Framework (NPPF) published by the Government in 2019 is also an important guide in the preparation of local plans and neighbourhood development plans. The HNP must demonstrate that it is consistent with the provisions of the NPPF.

3.3 The HNP must be in general conformity with the strategic policies of the development plan as required by the 2012 Regulations.

3.4 The HNP seeks to be in general conformity with the strategic policies of both the HDPF and the South Downs Local plan.

3.5 The HDPF contains a wide range of strategic and development management policies covering the fourteen year plan period of 2017 to 2031. The plan acknowledges the important, complementary role of neighbourhood plans in forming the development plan for the District. It states that "many local needs and objectives will be identified and met through neighbourhood plans and this will include the identification of locally specific issues and requirements (including) the allocation of sites …" (HDPF para 2.11, p7). The south-eastern part of the neighbourhood area is located within the South Downs National Park. As such future development in this area is controlled by the adopted South Downs Local Plan. The Plan was adopted in July 2019. It is primarily a landscape-led Plan. Strategic Policies SD4, 5 and 6 address Landscape Character, Design and Views respectively.

3.6 The vision of the HDPF is of a "dynamic District (which has) … retained its remote but not isolated rural identity and villages their separate, distinctive and varied characters and have been able to accommodate appropriate development for local people and to support the community" (HDPF para. 3.8, p10).

3.7 The HDPF identifies a series of strategic policies that set the policy framework for all the neighbourhood plans in the District:

- Policy 2 Strategic Development – establishing the key principles for all development in the District, including how development around the edges of existing rural settlements should be managed.
- Policy 3 Development Hierarchy – defining the position of all settlements in the District into a hierarchy based on their population and services; Henfield is identified as a 'Larger Village' and Small Dole a 'Smaller Village'.
- Policy 4 Settlement Expansion – providing for the growth of settlements to meeting identified local housing, employment and community needs.
- Policy 9 Employment Development – protecting existing employment sites and encouraging their appropriate expansion.
- Policy 10 Rural Economic Development – encouraging development to promote local employment opportunities.
- Policy 12 Vitality & Viability of Existing Retail Centres – defining Henfield as a 'Secondary Centre' in the District retail hierarchy.
- Policy 13 Town Centre Uses - managing the mix of village centre uses.
- Policy 15 Housing Provision – requiring neighbourhood plans to make provision in total for 1,500 new homes in the plan period, reflecting the position of settlements in the hierarchy of Policy.
- Policy 25 Natural Environment and Landscape Character – protecting the landscape, landform and development pattern of the District.

- Policy 26 Countryside Protection – protecting the rural character of the countryside beyond defined settlement boundaries.
- Policy 27 Settlement Coalescence – preventing development that will lead to the coalescence of settlements.
- Policy 30 Protected Landscapes – identifying the setting of the South Downs National Park.
- Policy 32 Quality of New Development – ensuring development proposals understand and respond to their context.
- Policy 34 Cultural & Heritage Assets – managing development affecting heritage assets like Conservation Areas and Listed Buildings.
- Policy 39 Infrastructure Provision – ensuring that development proposals can be accommodated within the local infrastructure and contribute to improvements where necessary to ensure the proper planning of the area.

3.8 Together, these policies provide the framework, within which the general conformity of the HNP with the development plan will be assessed. The policies referred to above are relevant to this neighbourhood plan. A small part of the Parish lies within the South Downs National Authority which has a recently adopted Local Plan. The Neighbourhood Plan does not allocate any development within this part of the Plan Area, however any future proposals will need to have regard to the South Downs National Park Local Plan.

3.9 Of importance too are the number of planning applications consented for significant housing developments on the edge of the village. In the last four years, the final phase of the Parsonage Farm development has delivered 130 dwellings; 12 dwellings were delivered in Coopers Way, 102 homes were permitted on appeal on land east of Manor Close and 160 homes were permitted on appeal in West End Lane (this number has since been increased by a further 12 homes) making a total of 416 dwellings.

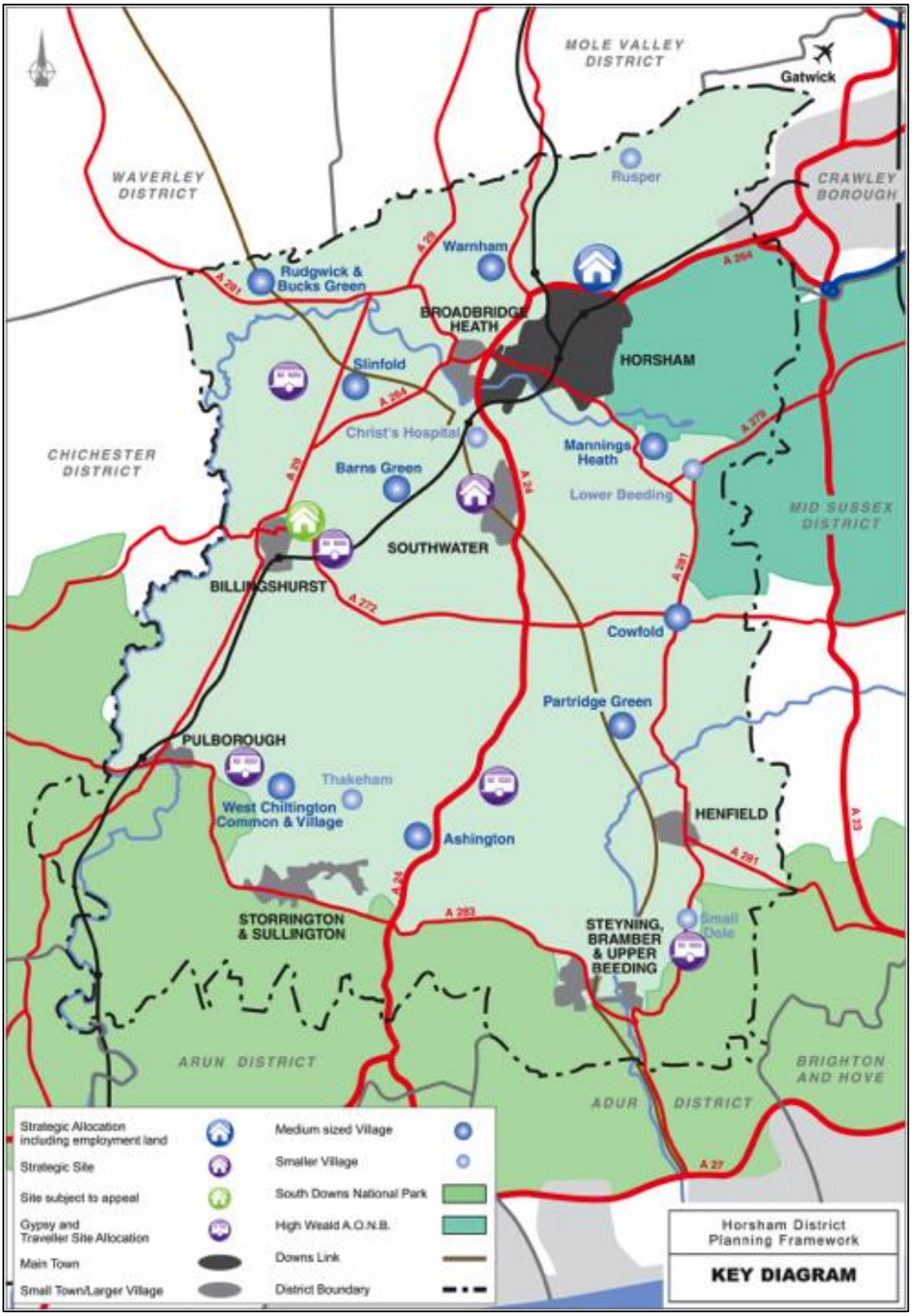
3.10 The Horsham District Council Preferred Strategy 2013, shown below, defined Strategic Allocations for major housing development on land to the north of Horsham with smaller developments at Southwater and possibly Billingshurst. In that document Henfield Parish is not considered a strategic site for major development.

3.11 Horsham District Council is now preparing a new Local Plan. Once adopted it will replace the HDPF. The Parish Council and the District Council have agreed arrangements to ensure that the emerging local plan and the submitted neighbourhood plan are complementary in the effects. These arrangements are set out in paragraphs 6.6 and 6.7 of this Plan.





Horsham District



Horsham District Council Preferred Strategy 2013 – Strategic Allocations

4. Vision, Objectives & Land Use Policies

Vision & Objectives

4.1 The Vision for Henfield Parish at the end of the plan period encapsulates the community's views and aspirations. The strategic objectives are based on these and the evidence collected. The policies have been formulated to deliver these objectives.

Vision

4.2 Henfield will have become a place that has retained its pleasant rural ambience and village feel; that has accommodated change and where growth has been sustainable, integrated and sympathetic, with new housing assimilated into the village. There will be a vibrant local economy, with a diverse range of jobs and businesses supporting the outlying communities.

Objectives

Housing

- To have a programme of planned and controlled house building and other development, resulting in sustainable, integrated and sympathetic growth. (all policies).
- To ensure building and development are in a style appropriate to their location.
- To ensure development is of high quality.
- To provide a proportion of affordable housing for people with links to Henfield. (Policy 2).
- To provide more smaller housing units (2-3 bedrooms) appropriate for young families and the elderly downsizing (Policy 2).

Environment

- To ensure the historical and cultural character of the village, green space and surrounding landscape is valued, enhanced, and promoted and is an attractive place for communities, business and for welcoming additional visitors. (Policies 9, 10.1, 11).
- To improve integration within the surrounding countryside by the retention and development of green access corridors. (Policies 10.2, 10.3).
- To retain the abundance of wildlife and nature, and increase biodiversity. (Policy 10.2).
- To preserve agricultural land as far as possible, and make greater use of local produce by encouraging local farmers to sell produce within the area. (Policy 1.3).
- To ensure environmental development and infrastructure with environmentally friendly design of buildings, takes place to protect and enhance the environment. (Policies 2, 12).

Infrastructure and facilities

- To ensure there is appropriate investment in infrastructure in advance of any development. This includes superfast broadband; waste water treatment and other utilities. (Policies 5, 8,).
- To sustain the high quality of life through the provision of local health services, education, and recreation and leisure facilities. (Policies 6, 7, 9, 10, 11).
- To sustain a vibrant village community through the maintenance and enhancement of community facilities. (Policy 9).
- Through an extensive and integrated network of routes to provide safe access to village facilities, neighbouring communities, the countryside and public transport. (Policy 4.1, 4.2).

Transport

- To have a sustainable transport infrastructure that caters adequately for private vehicles, independent tradespeople and increasing commercial activity.

- To ensure that there is sufficient off-street parking and that it is used, to minimise on-street parking whether legal or illegal. (Policy 4).
- To promote improved public transport so that it offers a high quality, reliable and frequent service as a viable alternative to the private vehicle.
- To promote alternative and environmentally friendly forms of private and commercial vehicles.

Economy

- To create a vibrant local economy which encourages entrepreneurialism and local employment. (Policy 3).
- To encourage a wide mix of independent businesses in the High Street. (Policy 3.3).
- To develop and maintain a sustainable visitor economy to encourage visitors to Henfield.
- To encourage and enable home-based businesses and to support existing ones and home-based workers. (Policy 3).
- To ensure new businesses build upon the existing transport connections, and all businesses encourage green means of travel. (Policies 3, 4.1).
- To establish superfast broadband communications and a diverse, resilient and flexible range of business premises to provide jobs and the opportunity of living close to work. (Policies 3, 8).
- To provide adequate parking facilities to enable the village centre to contain an enhanced range of businesses. (Policies 3, 4.3).

4.3 These objectives cover a range of economic, social and environmental issues. The Sustainability Appraisal (SA) and the Sustainability Appraisal Addendum[4] of the Henfield Neighbourhood Plan (HNP) has assessed the objectives to be compatible with the principles of sustainable development (see the separate SA report published alongside the HNP). There are some strong, positive impacts in respect of providing for new homes to meet local need and of protecting the landscape and community services of the Parish. The SA identified no likely negative effects of the HNP pursuing these objectives.

4.4 The objectives reflect the nature of the Parish and the direction the local community wants the HNP to take, especially in securing the long term future of those community and environmental assets most precious to local people. They also incorporate change that will enable the community to grow in a sustainable way. Henfield Parish Council's Infrastructure Delivery Plan sets out the roadmap for achieving this.





[4] Henfield Neighbourhood Plan Sustainability Appraisal 6 June 2019 incorporating Strategic Environmental Assessment; and Sustainability Appraisal Addendum 8 October 2019

5. Policies

5.1 The following is a list of policies included within the HNP. Some of the policy areas also include community aims. These reflect the aspirations of the local community, especially in securing those community and environmental assets which are most valued for their contribution to the unique character of Henfield parish.

Policy 1: A Spatial Plan for the Parish
Policy 2: Housing Site Allocations
- 2.1 Land North of Parsonage Farm (205 dwellings)
- 2.2 Land east of Wantley Hill (25 dwellings)
- 2.3 Land west of Backsettown, off Furners Lane (30 single storey dwellings)
- 2.4 Land south of the Bowls Club (off Furners Mead) (10 single storey dwellings)

Policy 3: Employment Sites and Village Centre
- 3.1 Employment Development Site Allocations
- 3.2 Development of New and Existing Employment Uses
- 3.3 Henfield Village Retail Centre (High Street)

Policy 4: Transport, Access and Car Parking
Policy 5: Utility Infrastructure
Policy 6: Medical Infrastructure
Policy 7: Education Infrastructure
Policy 8: Broadband Infrastructure
Policy 9: Community Infrastructure: (Henfield Hall, Haven, other community buildings and recreational facilities including allotments)
Policy 10: Green Infrastructure and Biodiversity
Policy 11: Local Green Spaces
Policy 12: Design Standards for Development

5.2 New developments are expected to comply with all policies within the HNP.

Policy 1: A Spatial Plan for the Parish

5.3 This policy establishes the key spatial priority for the HNP. It sets the strategic direction for all its other policies by steering new development into the two established settlements in the Parish and by continuing to exert control over development proposals elsewhere in the countryside of the Parish.

Policy 1: A Spatial Plan for the Parish

P1.1 The Neighbourhood Plan defines the Built Up Area Boundary of Henfield (see page 23) and Small Dole (see page 24). Development proposals located inside these boundaries will be supported, provided they accord with the other provisions of the Henfield Neighbourhood Plan and the Horsham District Planning Framework (HDPF).

P1.2 Development proposals outside of these boundaries will be supported where they conform, as appropriate to their location in the neighbourhood area, to national, HDPF and South Downs Local Plan policies in respect of development in the countryside.

P1.3 Development proposals within or affecting the South Downs National Park should conserve and enhance the natural beauty, wildlife and cultural heritage of the area.

5.4 The effect of the policy is to confine housing and other development proposals to within the built up area boundaries at Henfield and Small Dole as defined by this Plan and shown on map of Henfield Built-Up Area and Sites on page 23 and map of Small Dole Built-Up Area and Sites on page 24. 'Windfall' sites within the Henfield Built Up Area Boundary (BUAB) (without formal allocation in the HNP) which come forward during the plan lifetime would have to undergo due process and obtain planning permission.

5.5 The key criteria for determining the right spatial strategy for the plan focused firstly on sites within the BUAB, then identified sites that immediately adjoin the BUAB. All other sites in - Horsham District Council`s Strategic Housing and Employment Land Availability Assessment (SHELAA), and/or that responded to the Parish Council's call for sites, have been excluded from further assessment (see the separate Site Assessment Report[5] in the evidence base).

5.6 The policy is therefore consistent with Policy 2 of the HDPF in respect of supporting sustainable development proposals of an appropriate scale that retain the existing settlement pattern and of managing development around the edges of settlements. Policy 4 of the HDPF then allows for the expansion of settlements outside the defined BUAB, provided proposals are provided for in a Neighbourhood Plan, amongst other requirements. This approach also seeks to retain the relationship of Henfield with its surrounding countryside. In the event that additional development comes forward outside the identified built up area boundaries it should seek to use lower quality agricultural land to safeguard higher quality land in this use.

5.7 In overall terms, the indicative total number of houses specifically provided for in the HNP is 270 new dwellings over the plan period. This quantum of development is considered to strike the right balance between meeting local housing need and contributing to the HDPF Housing Supply Strategy on the one hand and reflecting the scale of housing developments recently built and consented in Henfield on the other. As the policy allows for sustainable development proposals within the boundary, the total number of dwellings consented over the plan period could be greater than the numbers resulting from the allocations within the HNP.

[5] Henfield Neighbourhood Plan Site Assessment October 2019

5.8 To accommodate this quantum of development, this policy modifies the BUAB of Henfield. The relevant HDPF's policies promoting sustainable development inside the boundary and constraining development outside the boundary will continue to apply. The criteria used to justify a boundary modification are:-

- The site is immediately adjoining the existing BUAB
- The site is capable of suitable and safe access to the local road network
- The site has good access to community facilities and avoids fragmentation of the community
- Good access to the village centre by way of footpaths and cycleways is possible
- The site minimizes the loss of agricultural land

5.9 The Sustainability Appraisal report[6] assesses this policy as having positive and neutral likely effects in achieving sustainable development in the Parish. There are positive effects in terms of providing for new housing but also in maintaining the character of the countryside in the Parish and its historic buildings and in reusing urban land. The spatial strategy of allowing modest development adjoining existing settlement boundaries performs better than the alternatives below.

5.10 The strategic option originally preferred was to reuse or change the use of pre-used land within Henfield for new housing and mixed use proposals, rather than to continue the incursion of the village into the surrounding countryside. This would confine development within the existing settlement boundaries and allocate no new sites on the edge of the village. It scores well on a range of environmental measures, but, crucially, it results in too few new homes being allocated and was therefore rejected.

5.11 An alternative strategy was to allocate sites around the village on all sides and to allow for greater development at Small Dole but not to allocate land inside the boundary at Henfield. In this option, the scale of negative impact on environmental measures outweighed the benefits of delivering housing and, being unpopular with residents, would put at risk the chance of securing a majority vote at referendum and was therefore also rejected.

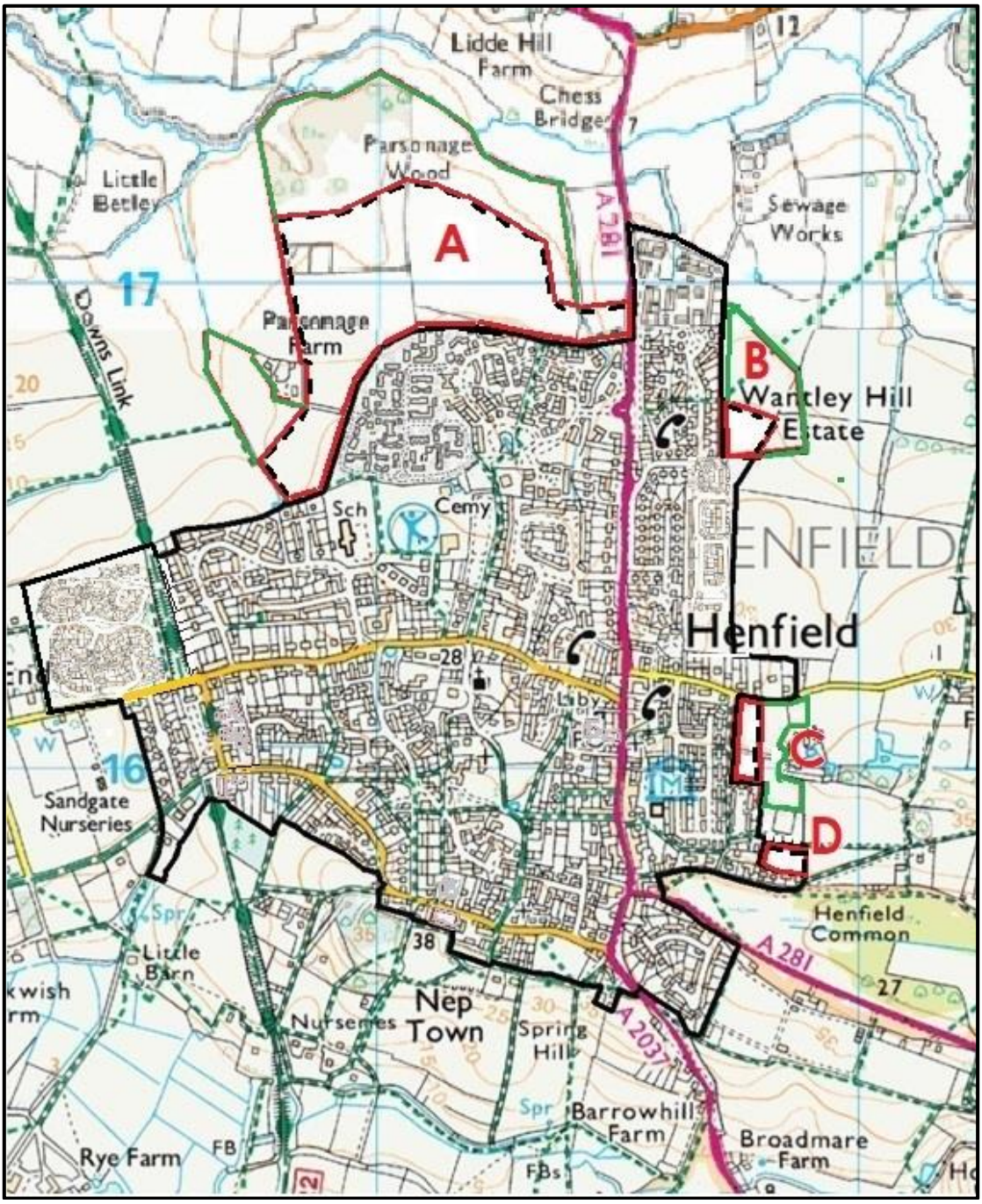
5.12 Another alternative was to favour sites on the western boundary of the village consolidating the recent consent at West End Lane. This too scored badly overall as any further significant development in that area would be situated furthest from the village centre.

5.13 The chosen option (Option 5) was considered to be an appropriate strategy to deliver the housing numbers for the Plan period to 2031 when judged against reasonable alternatives. This option would provide a new access onto the A281 London Road from Site A and would lead to a more acceptable development in the north of the village that would not adversely impact on the amenities of existing residents and provide for a part of the housing number to be brought forward from sites with better access to the main village amenities, especially the High Street. (see sites on Policy Map 1a).

5.14 This HNP policy is entirely consistent with the strategic policies in the HDPF. Its proposed housing allocations are all either within or adjoin the defined Henfield BUAB. The HDPF Policy 3 establishes the position in the settlement hierarchy of Henfield as a 'Larger Village' and of Small Dole as a 'Smaller Village'. The development requirements included in each policy will ensure that the proposed housing schemes will be appropriate to the two settlement types.

[6] Henfield Neighbourhood Plan 2017-2031: Sustainability Appraisal 6 June 2019 incorporating Strategic Environmental Assessment

Policy Map 1a - Henfield Built-up Area Boundary and Sites

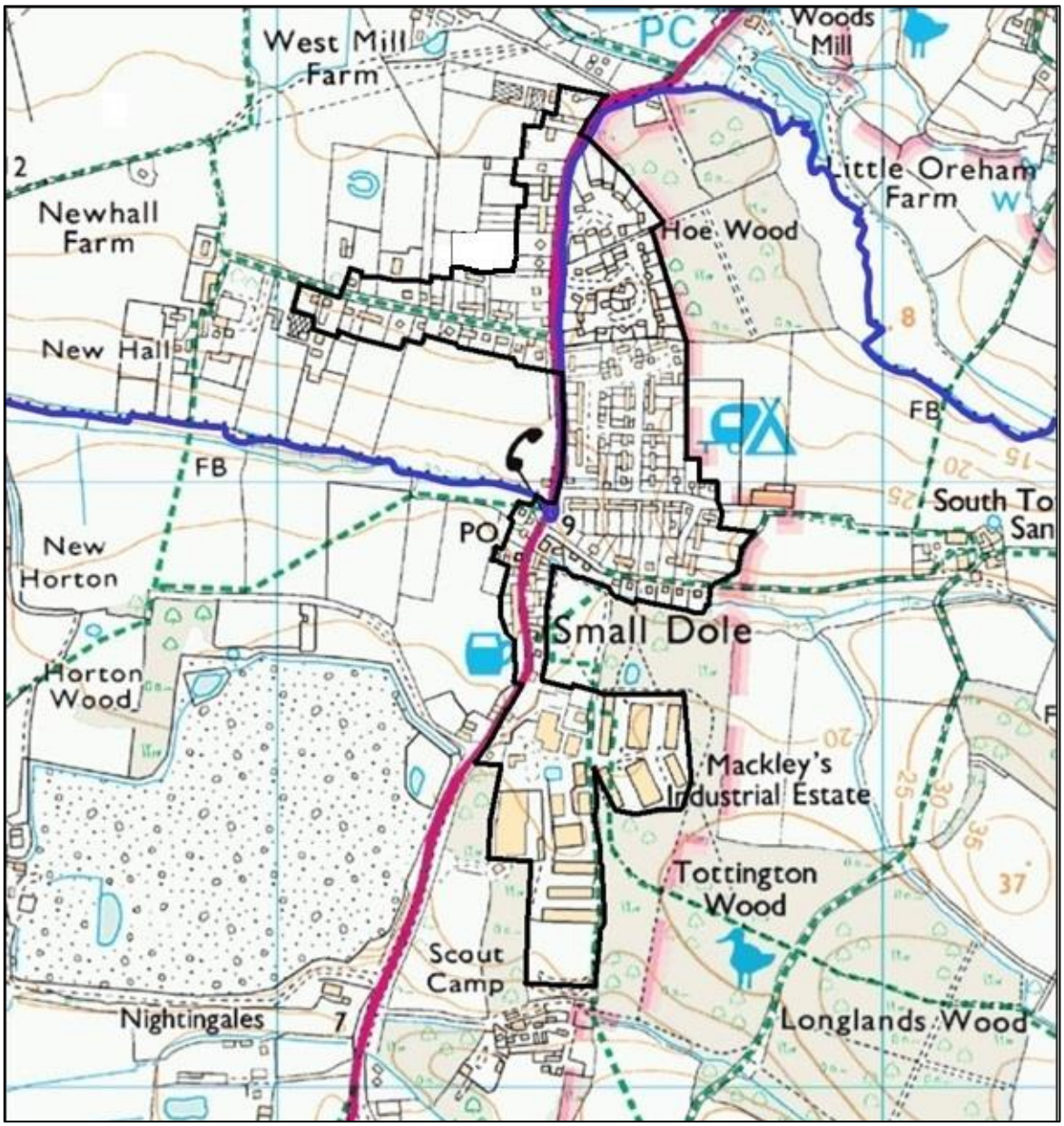


Key to sites

A – Land North of Parsonage Farm
B - Land east of Wantley Hill
C - Land west of Backsettown, off Furners Lane
D - Land south of the Bowls Club (off Furners Mead)

The 'dashed' BUAB shows the proposed amendment to the BUAB to accommodate the proposals in this Neighbourhood Plan. The green outlines show the open space incorporated within the allocated development site.

Policy Map 1b - Small Dole Built-up Area Boundary and sites



There are no sites in Small Dole

Policy 2: Housing Site Allocations

Policy 2: Housing Site Allocations

Residential development on the sites identified below will be supported subject to the criteria identified against each site. Development proposals will be expected to conform to the affordable housing policies of the HDPF.

The following sites (as identified on the Policies maps) are allocated for the provision of 270 new homes over the plan period:

- ***a. Land North of Parsonage Farm (205 dwellings)***
- ***b. Land east of Wantley Hill (25 dwellings)***
- ***c. Land west of Backsettown, off Furners Lane (30 single storey dwellings)***
- ***d. Land south of the Bowls Club (off Furners Mead) (10 single storey dwellings)***

5.15 The Policy Maps 1a: Henfield Built-up Area Boundary and Sites and 1b; Small Dole Built-up Area Boundary on pages 23 and 24 show the location of each allocated site.

5.16 This policy allocates four available sites in the Parish that accord with the provisions of Policy 1 of the HNP for housing development within or adjoining the settlements.

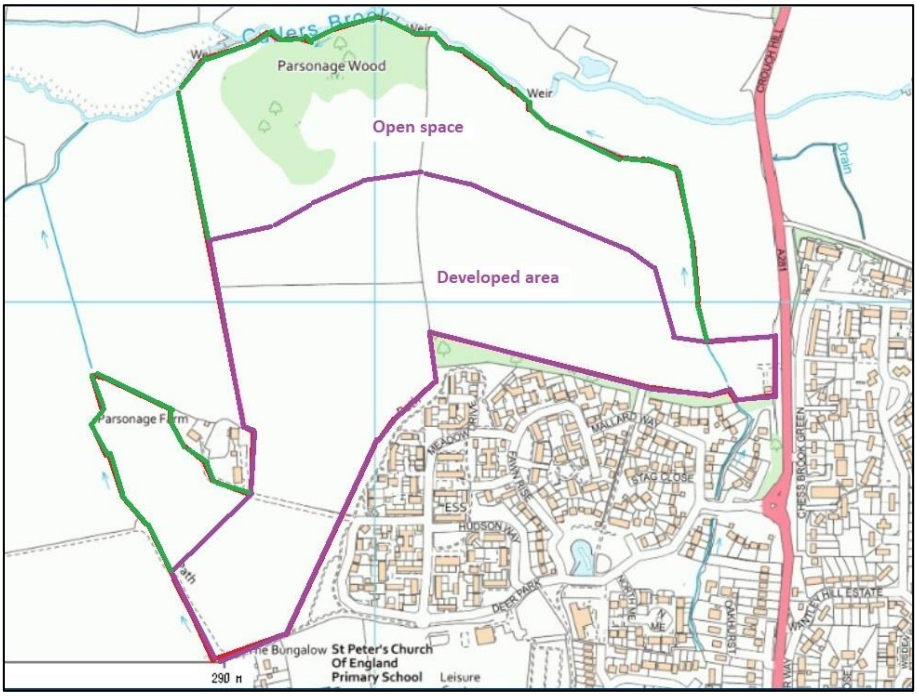
5.17 In each case, the policy establishes the key development principles that will enable a satisfactory proposal to be achieved. Planning applications will be expected to respond to each of these specific principles as well as any other relevant considerations of other development plan policies. The Local Planning Authority may consider matters covered by other policies of the HDPF and the requirements of the Highway Authority.

5.18 The policy also restates the requirement that all the allocation proposals meet the prevailing affordable housing policies of the District. Each site is large enough to enable the delivery of the affordable housing requirement on site. It also provides a clear indication of the emphasis for the type of housing that should be delivered to achieve a diversity of housing stock in Henfield and Small Dole, in accordance with Policy 16 of the HDPF.

5.19 Where communal parking is proposed, it would be adequate for some of these to have electric vehicle charging points whereas if dedicated or on-slot parking is provided then they would all need to have electric vehicle charging points to give residents a choice to use electric vehicles.

5.20 The Sustainability Appraisal report has assessed this policy as having no significant environmental effects and all the proposed allocations are consistent with the spatial strategy of Policy 1. It assesses well in respect of providing for new homes to meet local demand and in encouraging non-car trips by allocating most housing sites close the village centre.

Policy 2.1: Land at Parsonage Farm



Policy 2.1: Land at Parsonage Farm

P2.1.1 Land north of Parsonage Farm is allocated for approximately 205 dwellings which should be carried out in accordance with a comprehensive masterplan and the following criteria:-

a. ***The masterplan demonstrates a thorough understanding of the historic evolution of the site and all the elements which contribute to the character of the landscape and these inform the design and layout of the site.***

b. ***The proposal takes account of visibility and key views and provides for landscaping in advance of any building work, in particular screening on the north east side is provided to mitigate its visibility from both the A281 and the B2116 (see photographs on page 29).***

c. ***Dwellings should be two storeys in height. A small number of 2.5 storey dwellings will be supported in low lying areas away from the existing built up area.***

d. ***The proposal takes account of the Adur floodplain landscape character.***

e. ***The proposal preserves and enhances the site's rural character with open and generous green spaces; where appropriate existing field boundaries should be retained and where practicable enhanced with native species; and the landscaping provides an appropriate and effective green transition from countryside to village. A landscape buffer is provided to existing dwellings.***

f. ***Ancient woodland is protected and appropriately managed and no building is proposed within 20 metres of the edges of the woodland.***

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. ***The area of the site lying within Flood Zones 2/3 should be laid out as open space***

and allocated as such. The provision of Sustainable Drainage (SUDs) and the opportunity to create and enhance wildlife habitats and biodiversity will be supported.

i. 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.

j. The proposal promotes its association with adjoining communities and integrates well with the adjacent development, by maintaining and enhancing connectivity to the village centre with cycle routes and footpaths including into the neighbouring Deer Park estate, the emerging Henfield trails and to the Downslink.

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

l. The use of shared surfaces should be avoided in highly trafficked areas.

m. The proposal includes a nature reserve to the north with an ongoing maintenance plan.

n. The proposal includes provision of allotments.

o. The proposal includes fixed equipment play facilities for younger children and an informal kick-about area for older children, paying due regard to the amenities of the dwellings within the development.

p. The proposal incorporates a new access road from the A281 and that this is initially available to allow access for construction traffic and the initial phase of residential development.

q. Any external lighting should be designed to minimise light pollution and supports the dark skies policy of the South Downs National Park Authority. Highway lighting is not to be used on residential footpaths that should be illuminated with a lower level of lighting.

r. The proposal should deliver a mix of housing types to meet local need. This includes:-

- ***a. single storey dwellings and apartments suitable for older people aged 55+ and disabled households;***
- ***b. 2, 3 and 4 bedroom houses suitable for young family households; and***
- ***c. affordable homes in accordance with the policies in the HDPF.***

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

t. The proposal takes account of the presence of the High Pressure Gas Pipeline exclusion zone within the site and any development in the proximity of the pipeline is implemented safely.

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

v. The layout of the site provides appropriate access to sewerage infrastructure for maintenance and any potential improvement works.

w. The position of any pumping station on the site does not cause any unacceptable impact on the amenities of either existing residential properties to the south of the site or within the new development.

5.21 Policies Map1a: Henfield Built-up Area Boundary and Sites on page 23 shows the location of the site. This is an important site within the context of the Plan. It is the largest of the four allocated housing sites. The policy requires that a new access road will be provided into the site from the A281 from the east. This will ensure that construction traffic can gain access to the site without affecting existing residential areas. It will also allow the site to be progressively developed from this access and that its construction within the evolving site will overlap with the delivery of the housing.

5.22 This is a 31.5 hectare site of which 6.7 hectares will be allocated for mixed housing of 2, 3 and 4 bedroom dwellings situated adjacent to existing housing to the south of the site (shown with a purple outline). The rest of the site (shown with a green outline) is a nature reserve consisting of an area of open space including wetland areas, woodland and recreational open space, with adequate car parking for visitors and with an identified managing agent with a proven track record of managing such an area. The policy also comments on important sewerage issues. The layout of the site should incorporate any pumping stations in a sensitive fashion in order to safeguard and respect the amenities of existing or new residential properties. The use of sustainable urban drainage approach on the site will be particularly supported.

5.23 Henfield is well served with walking routes. Henfield Parish Council is in the process improving this facility through the development of the 'Henfield Trails' project. Development of this site should have regard to the emerging 'Henfield Trails' project to enhance the accessibility of the nature reserve.



View from Crouch Hill looking south



Looking north from the centre of the site

Policy 2.2: Land east of Wantley Hill Estate, Henfield



Policy 2.2: Land east of Wantley Hill Estate, Henfield

P2.2.1 Land east of Wantley Hill is allocated for approximately 25 dwellings~~,~~ subject to the following criteria:

- ***a. Land to the north and east of the proposed development site adjoining the BUAB is safeguarded for open space, and sports and leisure facilities and is designed and provided to an agreed timetable.***
- ***b. The design for the proposal demonstrates an understanding of the elements which contribute to the character of the landscape and these inform the design and layout of the site.***
- ***c. The proposal takes account of visibility and key views and provides for landscaping, in particular screening on the north side is provided to mitigate the development's visibility from outside the village (see photographs on page 32).***
- ***d. No dwellings should exceed 2 storeys in height.***
- ***e. The proposal includes fixed equipment play facilities for younger children.***
- ***f. The proposal maintains and where practicable enhances the site's rural character, retaining existing field boundaries, hedgerows and tree belts; and enhancing with native species. Particular attention should be given to the transitional space between the urban edge of the proposed developed area and the wider open countryside especially to the east.***

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. The proposal makes provision for suitable access and appropriate associated infrastructure works to Charlwood Drive and the A281. The access point is shown on the site map on page 30.

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

k. The use of shared surfaces is avoided in highly trafficked areas.

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

m. Any external lighting should be designed to minimise light pollution and supports the dark skies policy of the South Downs National Park. Highway lighting is not to be used on residential footpaths that should be illuminated with a lower level of lighting.

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 proposal delivers a mix of housing to meet local need:

a. 2-3 and 4 bedroom houses suitable for young family households; and
b. affordable homes in accordance with the policies in HDC's development plan.

5.24 Policies Map 1a: Henfield Built-up Area Boundary and Sites on page 23 shows the location of the site.

5.25 This 4.64 hectare site is publicly owned land. Approximately 1 Hectare can be released for development during the plan's lifetime now that the development immediately to the south has been completed.

5.26 Mixed housing of 2, 3 and 4 bedroom dwellings of two storeys are to be situated adjacent to existing housing in the south west corner of the site (shown with a purple outline). The rest of the area (shown with a green outline) remains outside the BUAB and is to be for community facilities such as open space, allotments, sports facilities including pavilion: amenities which are lacking in this area of the Parish.

5.27 Access is from the southern part of the site joining the existing road network.



View looking south-east



View looking east

Policy 2.3: Land west of Backsettown, off Furners Lane, Henfield



Policy 2.3: Land west of Backsettown, off Furners Lane, Henfield

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.

5.28 Policies Map 1a: Henfield Built-up Area Boundary and Sites on page 23 shows the location of the site.

5.29 This 3.1 hectare site is currently owned by a registered charity. While it is not possible to unlock the whole site because it is unsustainable, 1 hectare of the western portion of the site (shown with a purple outline) would be suitable for a low density, low level development of approximately 30 single storey dwellings. This would allow local residents to downsize and make their larger family houses available. This section of the site is already bordered on three sides by existing housing and links into the existing footpath network, allowing easy pedestrian access to the High Street and open countryside. Existing Tree Preservation Orders will be respected.

5.30 The remainder of the site (shown with a green outline) is to be designated as open space and could continue to support agricultural activities. By only unlocking part of the site the listed building, Backsettown House, is protected.

5.31 Access into the site will be provided by way of a new access road through the existing curtilage of 21 Furners Mead to the west of the site. It is already in the control of the owner of the proposed site. Detailed work is being undertaken on its suitability to accommodate the development proposed. Subject to appropriate technical issues being satisfied the site also has the potential to be served by an alternative and/or additional access from Furners Lane to the north of the site.



View east towards Backsettown

Policy 2.4: Land south of the Bowls Club, off Furners Mead, Henfield



Policy 2.4: Land south of the Bowls Club, off Furners Mead, Henfield

P2.4.1 Land south of the Bowls Club, off Furners Mead, Henfield is allocated for approximately 10 single storey dwellings, subject to the following criteria:

- ***a. The design for the proposal demonstrates an understanding of the elements which contribute to the character of the landscape and these inform the design and layout of the site. Any proposal should be of an appropriate scale and massing in keeping with the character of the surroundings.***
- ***b. The proposal preserves or enhances the historic significance of the setting of the Henfield Conservation Area, in particular the proposal must preserve the nearby listed building and its setting. This will include a green buffer zone in the south west part of the site.***
- ***c. The proposal comprises single storey dwellings suitable for older and downsizing households to meet local need.***
- ***d. The proposal takes account of the amenities of adjoining residential properties.***
- ***e. The proposal takes account of visibility and key views, in particular provides mitigation against its visibility from the south (see photograph on page 37).***
- ***f. The proposal maintains and enhances the site's rural character, retaining existing field boundaries where appropriate and enhancing with native species.***
- ***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. 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.***
- ***i. All roads, cycle ways and footpaths should conform to West Sussex Highway Standards.***

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

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

l. 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.

5.32 Policies Map1a: Henfield Built-up Area Boundary and Sites on page 23 shows the location of the site.

5.33 This privately owned 0.554 hectare site comprises 2 paddocks which are situated between the bowls club and Henfield Common North. Just beyond the south western corner of the site lies a listed building which is one of the reasons why the development needs to be low rise and low density, and why a buffer zone in the south western area of the site is necessary.

5.34 The site is within easy walking distance of the High Street and due to this it is suitable for 10 single storey dwellings that will fit into the existing street scene and allow current residents to downsize and make their larger family houses available. The topography of the site and its proximity to the Victorian cottages along Henfield Common North make it suitable only for single storey dwellings.

5.35 Access to the site is through a single carriageway road leading to Furners Mead which in turn joins the A281 via Furners Lane and any housing proposal which creates significantly more traffic would impact adversely upon existing residents. The proposal has taken this factor into account.



View to the south showing houses in Henfield Common North

Policy 3: Employment Sites and Village Centre

5.36 The Parish of Henfield has a number of employment sites both within the built up area boundary and within open countryside. Many of these sites are long established. In line with the need to provide additional housing within the Parish it is important to retain and provide employment. The following policies deal with employment site allocation, existing employment areas and the village centre.

Policy 3.1: Employment Development Site Allocation

5.37 Due to the success of the Henfield Business Park which is a Key Employment Area and now at full capacity (See Policy Maps 2a and 2b: Employment Development Sites), sites E, F and G off A2027 Henfield Road, have been allocated in the HNP and are located opposite the Henfield Business Park to make a cohesive employment area and an appropriate way to achieve a sustainable economy. Site I Hollands Lane Industrial Site is currently an employment site, with potential for further development on the site.

Policy 3.1: Employment Development Site Allocations

P3.1.1 The Neighbourhood Plan allocates the following locations as shown on Policy map 2 for employment development, provided the proposal meets all criteria identified against the specific site.

P3.1.2 The sites covered by Policy 3.1 are:-

E – Southgrounds, Shoreham Road (allocated within plan)

F – Land north of The Old Brickworks (allocated within plan)

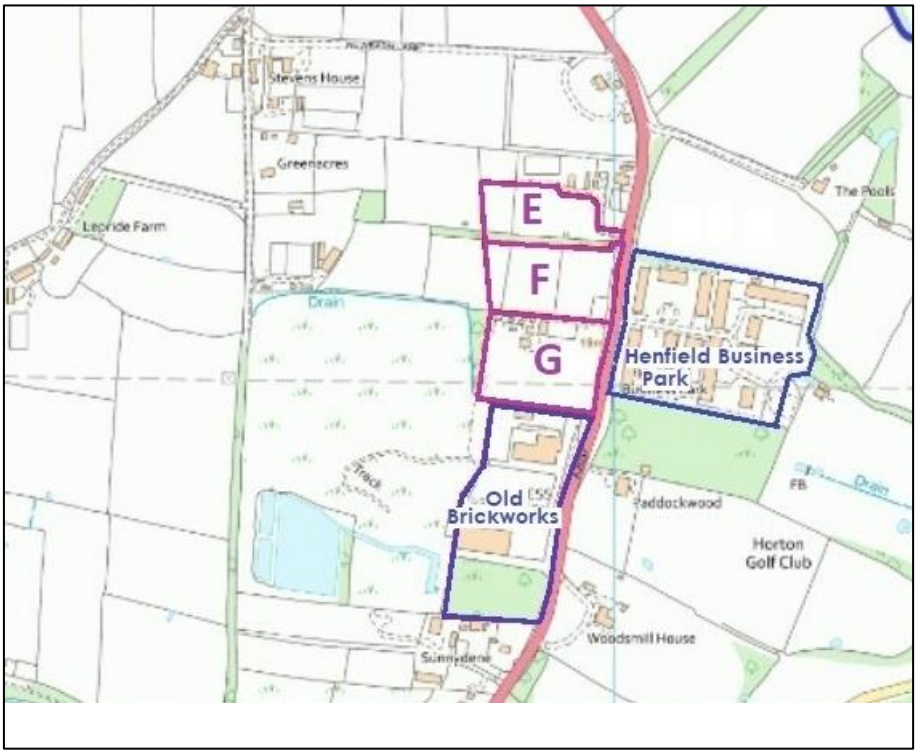
G – The Old Kennels, Project Enterprise (allocated within plan)

Note: Employment Sites at The Old Brickworks, Shoreham Road; Hollands Lane Industrial Site and Henfield Business Park already exist and do not have to be allocated.

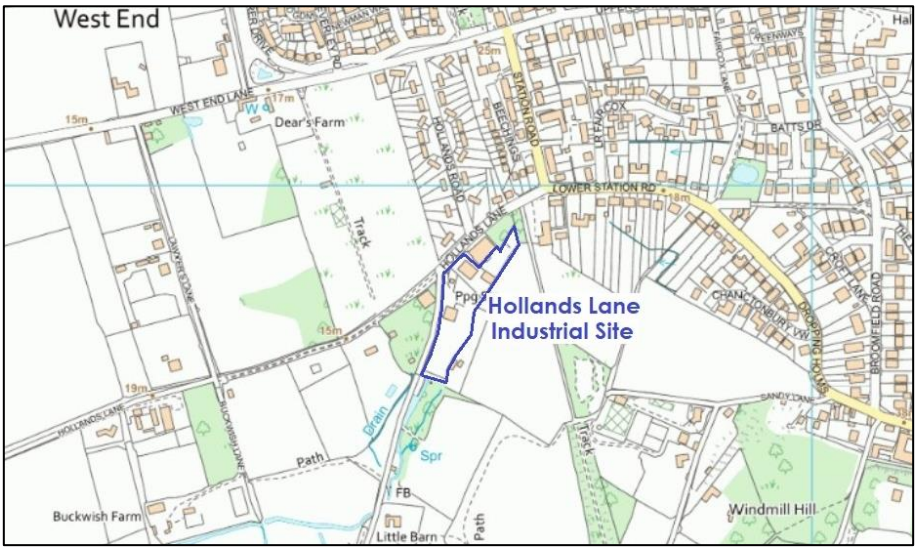
5.38 Sites E, F and G north of The Old Brickworks, Shoreham Road together with the Old Brickworks would complete a new business area around Henfield Business Park. This would allow this area to become a key sustainable employment site in accordance with HDC policy.

5.39 Business sites E, F and G would benefit from working together to create a joint access which would be desirable for these sites. The Plan would support the comprehensive development of the three sites. This could bring business efficiencies, reduce development costs and assist in providing comprehensive boundary and landscape treatments. In this scenario the criteria that apply to each of the three sites would also apply to the comprehensive development of the three sites.

Policy Map 2a - Maps of Employment Development Sites



Policy Map 2b – Maps of Employment Development Sites



Key to sites (Policy 3)
E – Southgrounds, Shoreham Road (allocated within plan)
F – Land north of The Old Brickworks (allocated within plan)
G – The Old Kennels, Project Enterprise (allocated within plan)

The existing employment areas at The Old Brickworks, Shoreham Road; Hollands Lane Industrial Site; and Henfield Business Park (Key Employment Area) are shown outlined in blue.

Policy 3.1.3: Southgrounds, Shoreham Road (Site E)



Policy 3.1.3: Southgrounds, Shoreham Road (Site E)

P3.1.3 Southgrounds, Shoreham Road is allocated for employment use, provided the proposal meets all of the following criteria:

- ***a. The design of the proposal has regard to its countryside location in respect of building scale.***
- ***b. The design for the proposal demonstrates an understanding of the landscape character which contributes to the character of this part of the neighbourhood area and these inform the design and layout of the site.***
- ***c. The proposal has regard for visibility from the surrounding countryside and provides for appropriate boundary treatments incorporating landscaping in particular provides screening on the western side.***
- ***d. The proposal maintains and enhances as much as is practicable of the site's rural character, retaining existing field boundaries and tree belts where appropriate and enhancing with native species.***
- ***e. The proposal makes provision for suitable access and appropriate associated infrastructure works to the A2037.***
- ***f. The proposal has regard to the amenities of nearby residential properties.***
- ***g. The proposal includes an adequate number and positions of electric vehicle charging points to enable businesses to choose to use electric vehicles.***

h. Any external lighting is designed to minimise light pollution and supports the dark skies policy of the South Downs National Park Authority.

5.40 Policies map 2a: Employment Development Sites on page 39 shows the location of the site.

Policy 3.1.4: Land north of the Old Brickworks (Site F)



Policy 3.1.4: : Land north of the Old Brickworks (Site F)

P3.1.4 Land north of the Old Brickworks is allocated for employment use, provided the proposal meets all of the following criteria:

a. The design of the proposal has regard to its countryside location in respect of building scale.

b. The design for the proposal demonstrates an understanding of the landscape character which contributes to the character of this part of the neighbourhood area and these inform the design and layout of the site.

c. The proposal has regard for visibility from the surrounding countryside and provides for appropriate boundary treatments incorporating landscaping in particular provides screening on the western side.

d. The proposal maintains and enhances as much as is practicable of the site's rural character, retaining existing field boundaries and tree belts where appropriate and enhancing with native species

e. The proposal makes provision for suitable access and appropriate associated infrastructure works to the A2037.

f. The proposal has regard to the amenities of nearby residential properties.

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

h. Any external lighting is designed to minimise light pollution and supports the dark skies policy of the South Downs National Park Authority.

5.41 Policies map 2a: Employment Development Sites on page 39 shows the location of the site.

Policy 3.1.5: The Old Kennels Site, Project Enterprise (Site G)



Policy 3.1.5: The Old Kennels Site, Project Enterprise (Site G)

P3.1.5 The Old Kennels site is allocated for employment use, provided the proposal meets all of the following criteria:

a. The design of the proposal has regard to its countryside location in respect of building scale.

b. The design for the proposal demonstrates an understanding of the landscape character which contributes to the character of this part of the neighbourhood area and these inform the design and layout of the site.

c. The proposal has regard for visibility from the surrounding countryside and provides for appropriate boundary treatments incorporating landscaping in particular provides screening on the western side.

d. The proposal maintains and enhances as much as is practicable of the site's rural character, retaining existing field boundaries and tree belts where appropriate and enhancing with native species

e. The proposal makes provision for suitable access and appropriate associated infrastructure works to the A2037.

f. The proposal has regard to the amenities of nearby residential properties.

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

h. Any external lighting is designed to minimise light pollution and supports the dark skies policy of the South Downs National Park Authority.

5.42 Policies map 2a: Employment Development Sites on page 39 shows the location of the site.

5.43 Good access for pedestrians, cyclists and mobility scooter users is needed from residential areas to employment sites. No practical route between the Henfield Business Park area and Henfield village or Small Dole village has yet been identified. Any opportunity which might arise during the period of the plan, to improve this situation will be investigated further.

5.44 Where screening is necessary it should be consistent with local landscape character in terms of hedgerow and woodland layout and pattern, as defined in relevant Landscape Character Assessments.

Policy 3.2: Development of New and Existing Employment Uses

5.45 This policy recognises the important role and contribution to employment that small and medium sized enterprises (SMEs) make along with home working and home based businesses, and support them through the provision of appropriate infrastructure to be provided through the HNP. The employment policies have regard to the Economic Growth Assessment Report which is available on the Horsham District Council website under Economic Development[7].

Policy 3.2: Development of New and Existing Employment Uses

P3.2.1 Development proposals for new employment uses or to extend or intensify existing employment uses not covered by Policy 3.1 will be supported, provided:

a. they are within the built-up area boundary of Henfield or where they are outside the built-up area they can be accommodated within the curtilage of an existing employment site;

b. it can be demonstrated that the traffic generated by the proposal will have acceptable access to the principal Henfield road network the A281 and/or A2037;

c. the proposal layout meets the relevant development plan car parking standards; and

d. the design, materials colour, massing, position within the site and landscape scheme is able to minimise any visual impacts on the street scene, local amenity and on any adjoining countryside by the provision and maintenance of effective screening by

[7] http://www.horsham.gov.uk/planningpolicy/planning-policy/horsham-district-planning-framework-examination/background-documents-and-supporting-evidence

trees or woodland planting along the boundaries of the site and is in accordance with the Henfield Parish Design Statement.

P3.2.2 Proposals for the change of use or redevelopment of existing employment sites to non-employment uses will not be supported unless:

- ***a. the employment use is no longer appropriate for its location, for instance because of the impact on neighbouring amenities; or***
- ***b. the employment use is demonstrated to be no longer viable for all or part of the site***

In these circumstances the change of use to wholly residential or to mixed residential and employment use will be supported provided the proposal complies with the other policies of the development plan.

5.46 The policy reflects the concerns of the business community and the local community more generally that the HNP should bolster the viability and vitality of the High Street retail area to continue to meet the needs of the village and the wider rural area. In particular the wide variety of small retail units is valued.

Policy 3.3: Henfield Village Retail Centre

5.47 Classifications of use referred to in this policy are:

A1 – retail
A2 – professional services
A3 – restaurants / cafes
A4 – pubs / bars
A5 – hot food take-aways
B1 – business
C1 – hotels / guest houses
C3 – residential (flats above retail premises),
D1 – non-residential institutions
D2 – assembly / leisure
Sui Generis – anything different

5.48 Policy 3.3 seeks to support the continued vitality and viability of the village retail facility. The approach recognises the role of the village centre to the economic and social well-being of the Parish. The policy adds value to the approach included in Policy 13 of the Horsham District Planning Framework. In particular that policy sets out detailed guidance for changes of use from existing retail units (Class A1) to other uses.

Henfield Village Retail Centre (High Street)

P3.3.1 The primary retail area in Henfield is defined on the Map of the Village Retail Centre on page 45. The Henfield Village Retail Centre will be retained for A1, A2, A3, A4, A5, B1, C1, C3 (flats above retail premises), D1, D2 and Sui Generis.

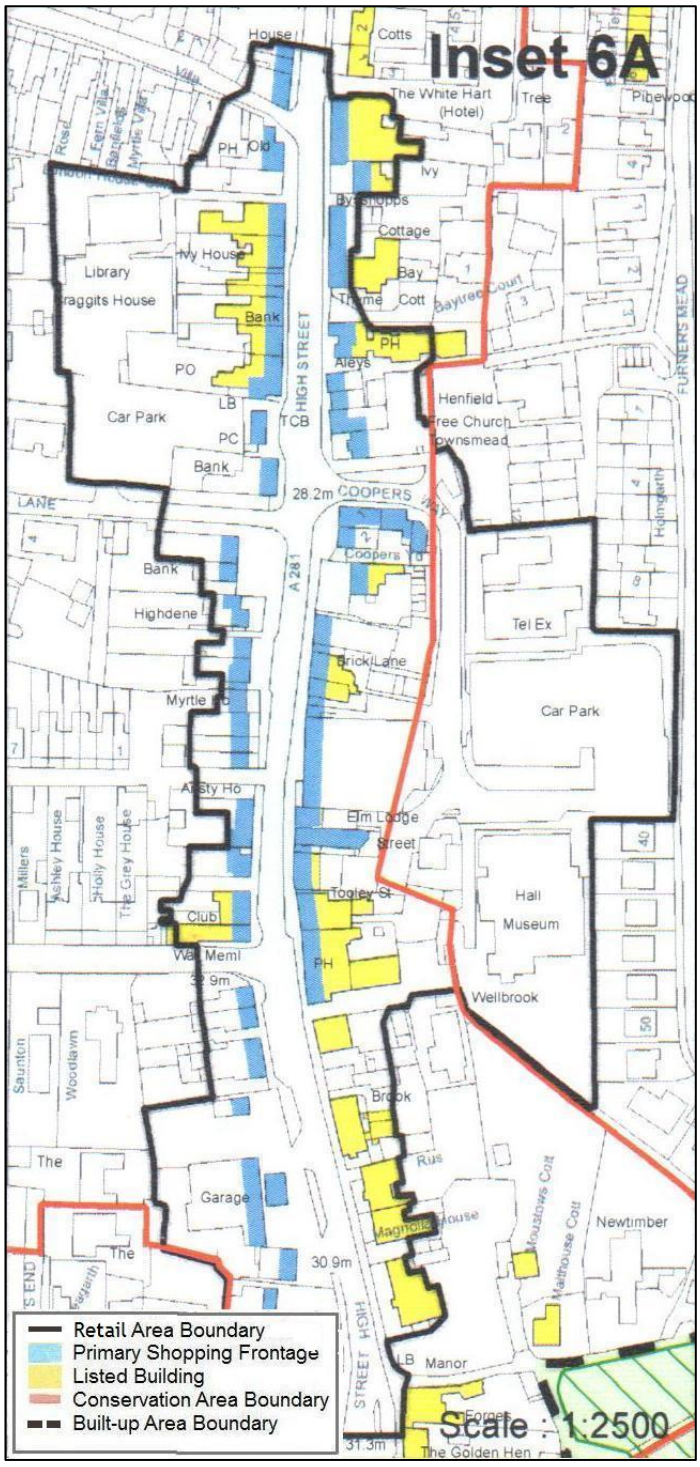
P3.3.2 Proposals for new development of the types identified in Policy 3.3.1 and for alterations to existing buildings in the primary retail area will be supported where they take account of the Henfield Conservation Area Management Plan, and have regard to:-

- ***a. the character and appearance of adjacent buildings in terms of scale, materials, lighting and fenestration;***
- ***b. shop fronts respect the historic character of the street and use traditional materials;***

c. shop signs are discreet and use traditional lettering.

5.49 The creation of housing units above retail premises is encouraged to ensure the continuing vibrancy and full utilisation of the village centre.

Policy Map 3 - Henfield Village Retail Centre



(Taken from Horsham District Planning Framework 2015)

Community Aim 1

5.50 The community has been concerned about the recent loss of banking facilities within Henfield. Since November 2016 all 3 high street banks have closed, leaving only limited banking facilities via the Post Office and three ATMs: at Budgens and One Stop during opening hours; and the petrol station (24 hours). This has underlined the importance to Henfield of maintaining the variety of facilities which both provide a service and attract footfall. The Parish Council supports the potential for a future Neighbourhood Development Order to provide outline planning permission on suitable developments within the High Street Retail area.

Community Aim 2

5.51 Tourism will also be promoted to encourage the "visitor economy" and the viability of the High Street which benefits all. The HNP encourages infrastructure development which increases the Parish's ability to host events.

Policy 4 : Transport, Access and Car Parking

5.52 Henfield is a strategic village providing shops and services not only for Henfield but also for the surrounding communities. Retaining and enhancing adequate public car parking is important to the ongoing vitality of the village centre, in particular to enable increased footfall for retail businesses, pubs, restaurants, cafes etc and leisure activities at The Henfield Hall and elsewhere.

5.53 The rural nature of the surrounding areas means that most visitors use their own vehicles. Henfield Community Partnership's car parking surveys demonstrate that the majority of car park users are short term, are using the shops and services in the village centre and have not travelled a long way.

5.54 Adequate car parking facilities both for the public and within new developments are necessary to maintain the rural ambience and village feel encouraging residents to use safe and pleasant pedestrian and cycle routes.

Policy 4: Transport, Access and Car Parking

P4.1 As appropriate to their scale, nature and location development proposals should:

- ***a. Demonstrate that safe pedestrian routes from residential and employment sites to community facilities including education, health and recreational facilities can be achieved; irrespective of whether the road network is adopted.***
- ***b. Protect the existing network of footpaths (twittens) and bridleways within the village and into the surrounding countryside and ensure the continuing safe provision of accessible pedestrian routes, suitable for all users.***
- ***c. Demonstrate that cycle ways can be achieved; especially to provide links from residential and employment sites to community infrastructure and the wider regional cycle routes, e.g. Downslink.***

P4.2 All roads, cycle ways and footpaths should conform to West Sussex Highway Standards.

P4.3 Development proposals that will result in the net loss of public car parking facilities in the village centre will not be supported, unless commensurate, accessible replacement car parking is provided.

P4.4 Adequate off-road car parking should be provided for all developments in accordance with West Sussex Parking Standards.

5.55 There are also a significant number of car park users who park all day because they work in Henfield. There is therefore a need for a long-term car park to free up more spaces for the short-term parkers. No site has been identified within the HNP, but should such a site come forward, this Plan would support such a development.

5.56 Car parking is a fluid issue and influenced by factors outside the scope of this plan, such as car parking charges and parking restrictions. The need for additional car parking will therefore be kept under review.

5.57 The high level of car ownership and the historic character of Henfield also means that adequate off-street parking for home owners is a significant concern for Henfield residents. This policy seeks to encourage the maximisation of off street parking within new developments.

5.58 Henfield Parish has a considerable network of footpaths (see Map of Footpaths and Bridleways on page 52). Their surface treatment varies from good to poor limiting their use by the disabled. There is scope for improved surfacing and lighting in some situations, but the character of a particular footpath should never be compromised.

5.59 Where possible access to major new housing developments should be from the primary road network rather than through existing residential areas.

5.60 Henfield Parish Council will investigate ways in which any additional funding may be secured from Section106 planning obligations and other sources, including Community Infrastructure Levy (CIL), to invest in the construction of a cycleway/mobility scooter route between Henfield village and the Key Employment Area (KEA) at Henfield Business Park, possibly as part of the Henfield Trail project, as referred to in Policy 4. In any event, new employment and leisure sites should be linked to Henfield village by routes safe for bicycles and mobility scooters.

Community Aim 3

5.61 The community supports initiatives to increase the use of sustainable transport; to further support community transport services; and to develop public transport links, particularly a bus service to the local railway stations.

Policy 5: Utility Infrastructure

5.62 Policy 5 comments about the development of utility infrastructure. The Plan recognises that the provision of appropriate infrastructure is essential to ensure that any development is both sustainable and capable of being sensitively accommodated within the wider community. National legislation has been updated and refined in recent years to reflect this important matter. The second part of the policy seeks to ensure that there is an appropriate relationship between new development and the delivery of essential infrastructure. This will be addressed on a case-by-case basis by Horsham District Council in its capacity as the local planning authority.

Policy 5: Utility Infrastructure

P5.1 Insofar as planning permission is required, proposals for improvements to and expansion of utility infrastructure will be supported.

P5.2 Development proposals should be associated with the delivery of any necessary infrastructure and of a kind that directly relates to the scale and nature of the proposal. The infrastructure required should be delivered to an agreed timetable in association with the development concerned.

P5.3 Development proposals should ensure future access to existing water and waste water infrastructure for maintenance and upsizing purposes.

Policy 6: Medical Infrastructure

5.63 This policy recognises the importance of the Medical Centre, Henfield Haven, dental services, and other providers of health and well-being services to the community and surrounding area.

Policy 6: Medical Infrastructure

P 6.1 Proposals for the expansion of medical facilities will be supported.

P 6.2 Proposals that would result in the loss of sites and premises currently or last used for the provision of medical facilities will not be supported unless:

- ***a. an alternative facility of equivalent or better quality and scale to meet medical needs is available, or will be provided at an equally accessible location within the vicinity; or***
- ***b. evidence is provided that demonstrates the continued use of the site as a medical facility or service is no longer feasible or viable, taking into account factors such as appropriate active marketing and the demand for the use.***

5.64 The range of health services available is valued by the community; and any expansion of these services would be supported. Whilst the Medical Centre has no current plans for extending its premises, intending to cope with the increasing demand by better use of the existing resources, any future enhancement of the facility would be supported.

Community Aim 4

5.65 The community supports the establishment of a pharmacy at the Medical Centre.

Policy 7: Education Infrastructure

5.66 This policy recognises the importance to the village of St Peter's School, its primary school, as a local amenity as well as being one of the largest employers in the Parish.

Policy 7: Education Infrastructure

P7.1 Proposals for housing development should have regard to the availability of primary school and secondary school places in the local catchment area.

P7.2 Proposals that would result in the loss of sites and premises used for the provision of education will not be supported unless:

- ***a. an alternative facility of equivalent or better quality and scale to meet educational needs is available, or will be provided at an equally accessible location within the vicinity; or***
- ***b. evidence is provided that demonstrates the continued use of the site as an educational facility or service is no longer feasible or viable, taking into account factors such as appropriate active marketing and the demand for the use.***

Policy 8: Broadband Infrastructure

5.67 This policy supports the improvement of access to high quality broadband infrastructure and services across the Parish.

Policy 8: Broadband Infrastructure

P8.1 Proposals to provide access to a high quality broadband network to the villages of the Parish, and outlying properties in the countryside, and to improve the speed of existing services, will be supported, provided the location and design of any above-ground network installations reflect the character of the local area.

5.68 This policy is supportive of above-ground installations requiring planning consent, provided they are sited and designed to accord with a rural location. Many elements of broadband/telecommunications installations are permitted development.

Policy 9: Community Infrastructure: (The Henfield Hall, the Henfield Haven, other community buildings and recreational facilities including allotments)

5.69 This policy recognises the importance of the Henfield Hall, the Henfield Haven and other community buildings and facilities to the community.

Community

5.70 This policy relates to all community buildings and recreational facilities including allotments in Henfield Parish. It supports the enhancement of and improvement to existing facilities. The loss of community facilities will be resisted.

5.71 The evidence of this policy is drawn from the Community Facilities and Infrastructure Focus Group. The work of the focus group highlighted the following priority areas:

- Maintaining current infrastructure capacity and ensuring it keeps pace with future developments
- Services for older people
- A place for young families
- Protection and enhancement of community assets and facilities
- The Henfield Haven
- The Henfield Hall
- Scout and Guide Huts
- Leisure Centre
- Youth Club
- Thriving village centre with adequate car parking
- A better place for walking, cycling and access to facilities
- New and enhanced leisure facilities

Policy 9: Community Infrastructure: (The Henfield Hall, the Henfield Haven, other community buildings and recreational facilities including allotments)

P9.1 Proposals for the extension or improvement of The Henfield Hall, the Henfield Haven or other community buildings listed in Appendix E of the plan will be supported.

P9.2 Development proposals that will result in the loss of The Henfield Hall, the Henfield Haven or any other community building or facility listed in Appendix E of the Plan will not be supported unless prior replacement facilities are provided.

P9.3 Proposals for extension or improvement of existing sports, leisure and recreational facilities will be supported.

P9.4 Proposals for developments which would result in the loss of existing recreational facilities, including sports pitches, courts etc, children's playgrounds, allotments, will not be supported unless:

a. an alternative facility of equivalent or better quality and scale to meet community needs is available, or will be provided at an equally accessible location within the vicinity; or

b. evidence is provided that demonstrates the continued use of the site as a recreational facility or service is no longer feasible or viable, taking into account factors such as appropriate active marketing and the demand for the use.

P9.5 Proposals will be supported that protect and enhance the Downs Link and the existing network of footpaths (twittens) and bridleways within the Parish and into the surrounding countryside to provide safe and accessible pedestrian routes, suitable for all users.

P9.6 Proposals for the establishment of new allotments or community gardens at Henfield and at Small Dole will be supported, provided:

a. the land quality is suited to that purpose;

b. the location is convenient for access by walking, cycling and car;

c. there is sufficient land for loading and unloading by car and for car parking spaces suited to the scale of the facility; and

d. ***there will be no unacceptable loss of local amenity by way of noise or other disturbance.***

P9.7 Development proposals for recreational or tourism use of the River Adur and its immediate environs will be supported, provided that biodiversity and the rural beauty is conserved and where practicable enhanced, and that appropriate measures are taken to mitigate any detrimental impacts.

5.72 The priorities for investment in community infrastructure and facilities within the Parish of Henfield are set out in the Parish Council Infrastructure Delivery Plan, which is a living document which can be used to drive and focus investment.

5.73 This policy recognises the importance of the Henfield Hall, the Henfield Haven and other community buildings all of which are candidates for CIL and S106 funding. Henfield Hall is a base for the Parish Council and Henfield Museum and its function rooms are heavily used by the community. The demand from all of these users continues to increase, such that capacity has been reached in some areas. The Henfield Haven provides both specialist and general support to the community. It too is heavily used and has recently expanded.

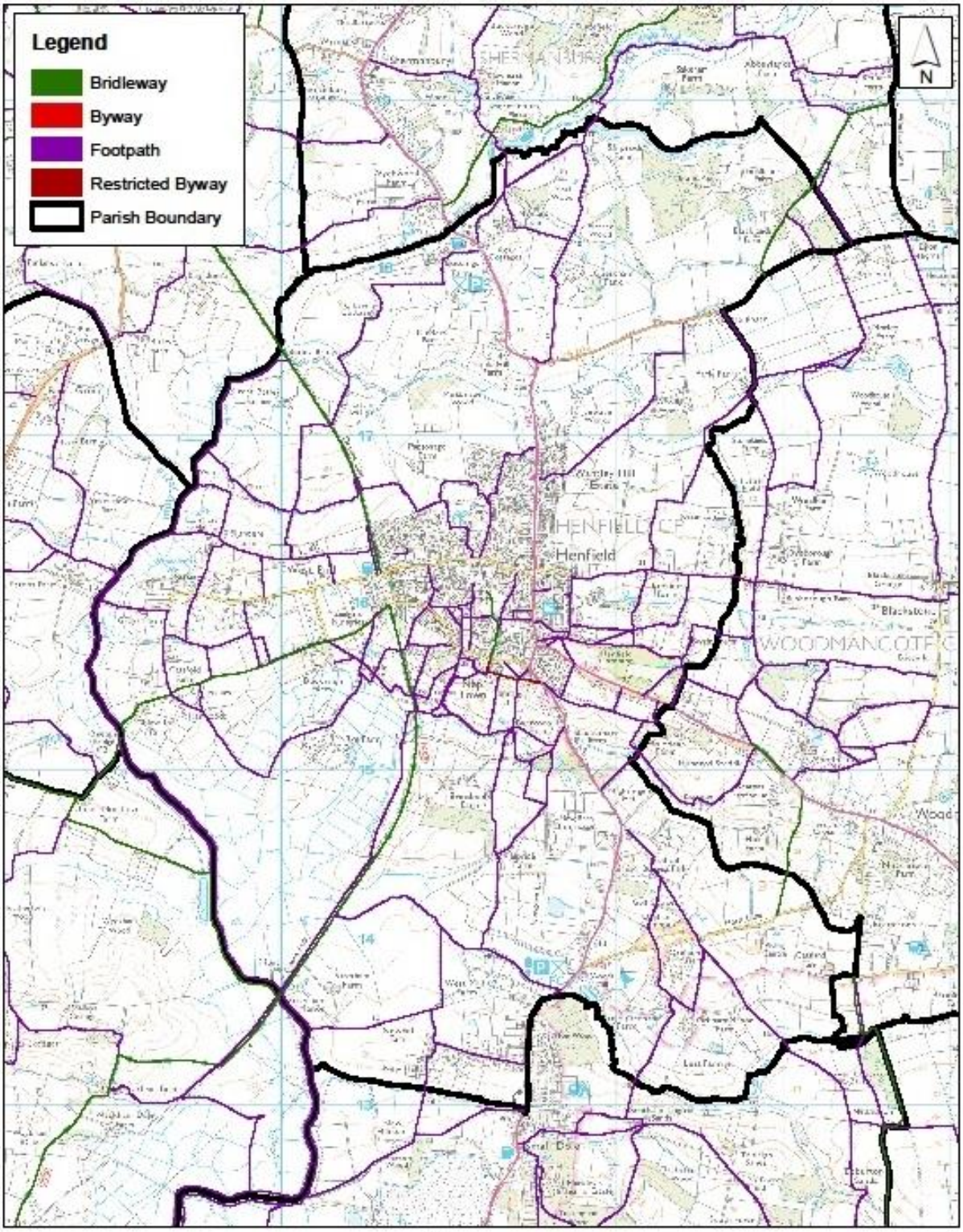
5.74 It is recognised that some building and facilities are reaching the end of their useful life and it would be better to replace them. This gives the opportunity to reconsider all aspects of the facility, ensuring it is fit for purpose into the future, meets changing needs and is the most efficient way to provide the service.

5.75 Proposals which threaten the extent and quality of existing sports, leisure and recreational facilities, including sports pitches/courts and premises, children's play areas, allotments will not be supported.

5.76 Henfield Parish Council has the option to compile a register of community assets important to Henfield's community, with a view to proposing that Horsham District Council designates those that qualify as Assets of Community Value in line with the provisions of the Localism Act 2011.

5.77 Public footpaths/Rights of Way in the Parish are primarily the responsibility of West Sussex County Council. These are shown in Policy Map 4 below.

Policy Map 4 - Footpaths and Bridleways



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL.	Henfield Parish - Right of Ways
Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2019). Ordnance Survey Licence.100023865	Reference No : Date: 12/09/2019 — Scale : 1:30,000 (at A4) Drawing No : — Revisions :

Policy 10: Green Infrastructure and Biodiversity

5.78 This policy aims to protect and enhance the green infrastructure assets of Henfield, and to help increase biodiversity in the area.

Policy 10: Green Infrastructure and Biodiversity

P10.1 Development proposals that would directly affect historic commons, ancient woodlands ponds and copses or which would indirectly affect such features should ensure that they are protected, maintained and where practicable enhanced.

P10.2 Development proposals will be supported, provided their design seeks to maintain or increase biodiversity, in particular:

- ***a. retains existing Local Wildlife Sites, green corridors and other wildlife habitats; and takes any opportunity to provide a green corridor and achieve ecological connectivity between wildlife habitats and between open countryside and an existing wildlife habitat;***
- ***b. includes design features which provide for the conservation of wildlife, particularly declining species such as swift, swallow, barn owl, nightingale and bats;***
- ***c. retains where possible, existing hedgerows, scrub, trees and ponds to support and encourage wildlife. Where removal is essential they should be replaced appropriately and with indigenous species.***
- ***d. retains trees in Categories A and B as defined in BS5837:2005 wherever possible. Where it is not possible to retain a Category A or B tree, a replacement is planted; including trees without Tree Preservation Orders and trees outside the Henfield Conservation Area.***

P10.3 Development proposals will be supported, provided their layout and landscape schemes comply with the following principles as appropriate:

- ***a. the amenity value of the existing landscape including hedgerows, scrub, trees and ponds is maintained; and the proposals result in positive visual and landscape impact***
- ***b. the amenity value of trees is maintained including those trees without Tree Preservation Orders and trees outside the Henfield Conservation Area;***
- ***c. landscape schemes enhance the site and its surroundings, and positively contribute to the landscape character of the area, including providing for their ongoing maintenance and utilise native plants especially in public areas and on boundaries; and***
- ***d. the views identified in paragraph 5.81 of this Plan into and out of the area of the Parish, with particular regard to Henfield and Small Dole villages in particular, are preserved.***

5.79 This policy seeks to maintain and increase diversity within the green infrastructure of the Parish by encouraging the use of indigenous species and avoiding inappropriate replacement such as with coniferous hedging.

5.80 The countryside surrounding the Parish of Henfield is gently undulating except for the flat flood plain to the south west. This land is a mosaic of large and small fields arable and pasture land, woods, copse hedgerows and a scattering of ponds. There are three historic commons within the Parish, ancient open land and a significant network of footpaths and byways. Both Small Dole and the village of Henfield have a number of open spaces and playing fields that should be protected for future generations. Policies 10.2 and 10.3 provide a context within which developers should submit planning applications which may affect existing biodiversity in the Parish. Larger developments of more than 2 hectares or 50 dwellings (whichever is the smaller) should provide a Green Infrastructure plan as part of their proposals. Such plans should aim to deliver net biodiversity gain.

Prominent Views

5.81 There is a need to preserve and respect views into and out of the Parish, particularly the Parish vista both to and from the South Downs National Park. Prominent views are:

- The view from 'The Lydds' to the south, east and west. There are extensive views to/from the South Downs that contribute to the rural setting of Henfield as a Downland Village.
- The view from South View Terrace to the south, east and west. There are extensive views to/from the South Downs that contribute to the rural setting of Henfield as a Downland Village.
- The view from Sandy Lane and the corner of Mill End/Dropping Holms to the west. Extensive views to/from the South Downs and Chanctonbury Ring contributes to the rural setting of Henfield as a Downland Village.
- The view from West End Lane/Stone Pit Lane to the northwest with extensive views over the Adur floodplain contributes to the rural setting of Henfield as a Downland Village.
- The view from the Henfield Cricket pavilion of Henfield Common North towards Golden Square.

Hedgerows/Wildlife Corridors

5.82 It is essential to protect and enhance the rich natural features that are a key component of the local landscape. This policy provides favourable conditions for bio diversity including maintenance and enhancement of habitat. The growth in organic and non-intensive farming has led to the maintenance of hedgerows, woodland and marshland providing a good habitat for wildlife. This must be protected.

5.83 There are significant hedgerows/wildlife corridors along:

- West End Lane
- Furners Lane
- Hollands Lane
- Sandy Lane
- Between Deer Park Estate and Kingsfield
- Church Street/Upper Station Road on corner of Parsonage Road

Policy 11: Local Green Spaces

5.84 This policy refines Policy 30 of the HDPF and applies it to the specific characteristics of the Parish. To be designated a Local Green Space, the green space must be:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land; and
- provides a tranquil oasis.

5.85 This policy designates Local Green Spaces in the Parish, to be protected from development by the designation in accordance with the NPPF.

Policy 11: Local Green Spaces

P11.1 The following sites, as shown on Map of Local Green Spaces, page 56, are designated as Local Green Spaces:

1 Cricket Field, Henfield

2 Memorial Field, Henfield

3 Rothery Playing Field and Playground, Neptown Road, Henfield

4 Chess Brook Green Playground, Wantley Estate, Henfield

5 Deer Park Playground, greens, open spaces and buffer zones, Parsonage Farm Estates, Henfield

6 Kings Field Playing Fields and Playground, Henfield

7 Tanyard, Cagefoot Lane, Henfield

8 Batts Pond, Dropping Holms, Henfield

9 Deer Park Pond (Danny's pond), Henfield

10 Copse bounded by Mallard Way, Chess Brook and A281, Henfield

11 Green land around Bishops Park (Barratts development), West End Lane, Henfield

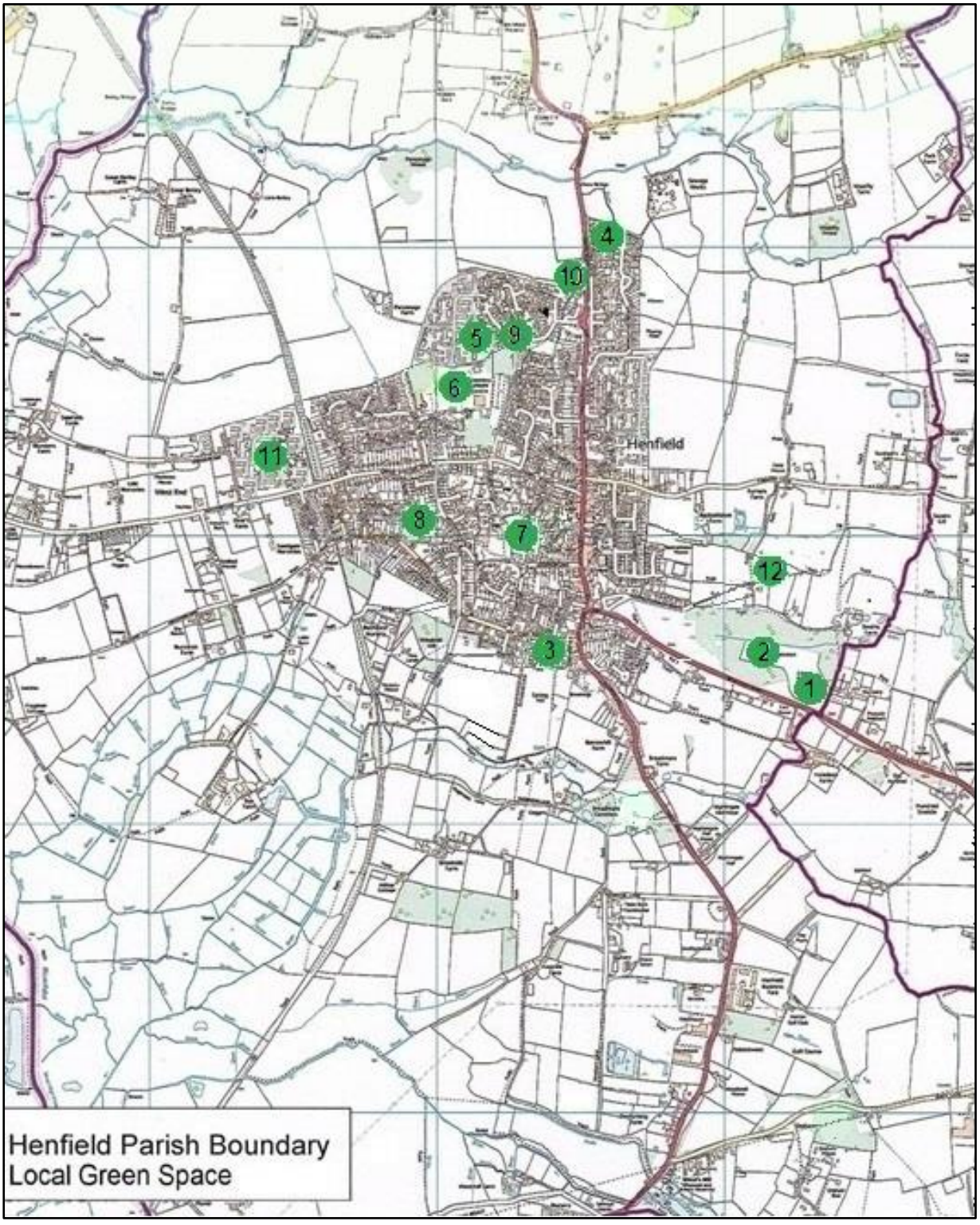
12 Sandpit, Henfield Common North

P11.2 Proposals for development within the designated Local Green Spaces will only be supported in very special circumstances.

5.86 In each case, the designated green space is an integral part of the Parish and is therefore regarded as special to the local community. The HNP Local Green Spaces study (in the evidence base) sets out the case for each site to be designated. Policy P11.2 sets out the matter of fact approach to designated local green spaces in the NPPF. Proposals for development affecting any designated local green spaces will be determined by HDC on a case-by-case basis taking account of all the material considerations included in a planning application. However, proposals which would be ancillary to the recreational use of the land concerned and/or for small scale utilities development may be supported.

5.87 In addition to the protections already afforded to green infrastructure assets such as historic commons and ancient woodlands, the HNP recognises the value of smaller, green assets dispersed across the Parish.

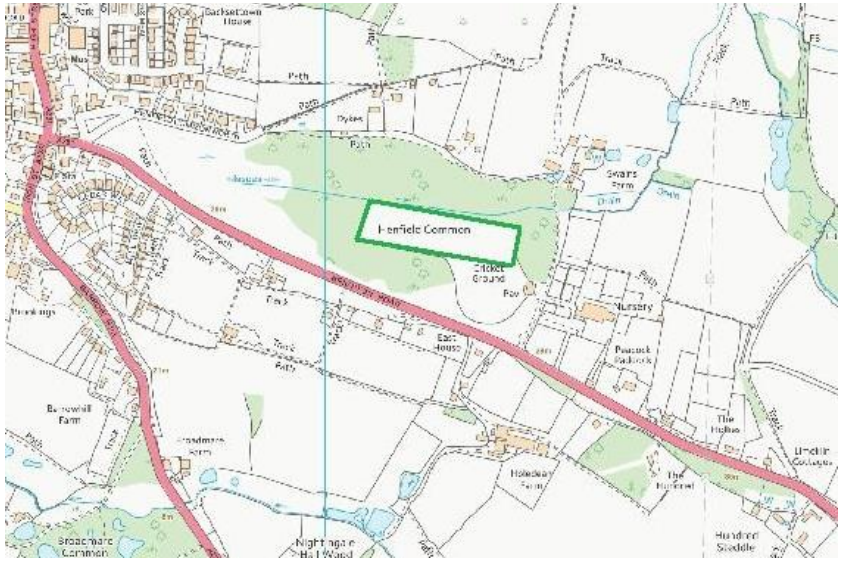
Policy Map 5 - Local Green spaces



For maps of individual Local Green Spaces, see Policy 11 Local Green Spaces.

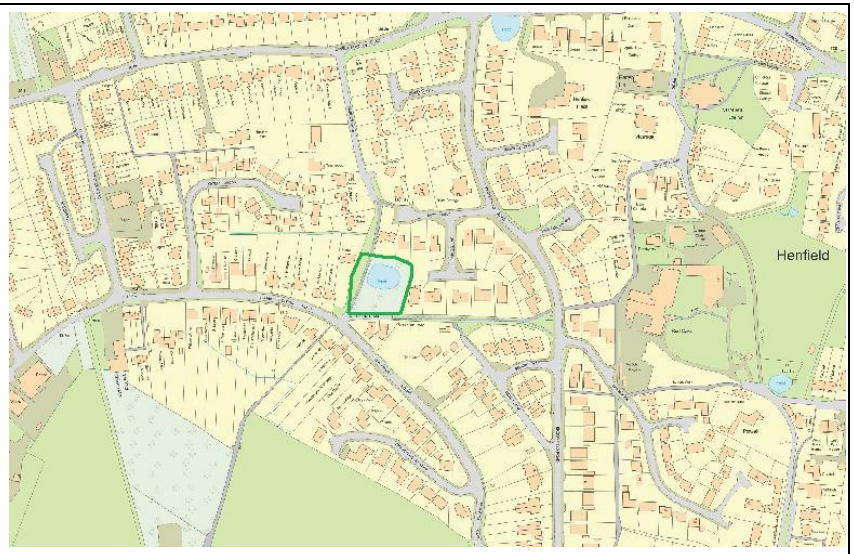
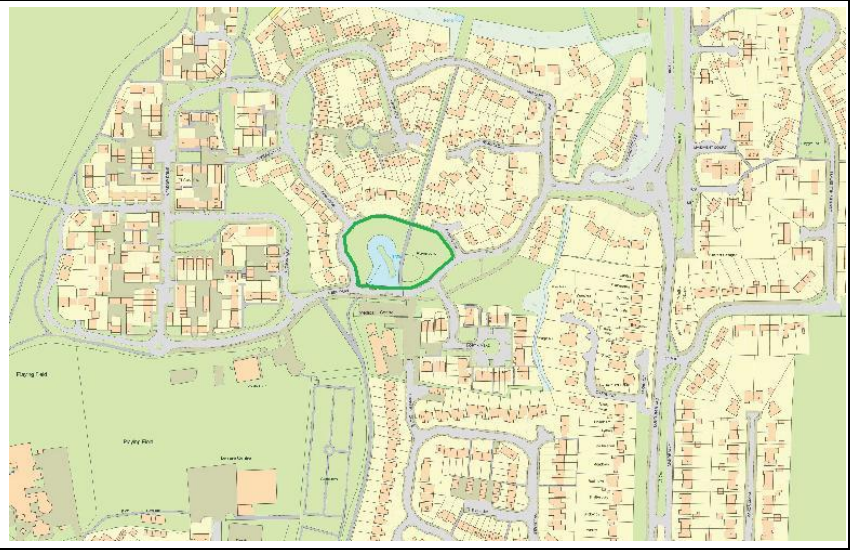
Local Green Spaces

No	Land/Space	Size	Designation	Sitemap
1	Cricket Field, Henfield	1.74 Ha.	Cricket Club and pitch	

2	Memorial Field, Henfield	1.90 Ha.	Football pitch, Memorial Field and car parking area leased to Henfield Parish Council	
3	Rothery Playing Field and Playground, Neptown Road, Henfield	Approx 0.73 Ha.	General playing field, used by Henfield Football Club; playground and public strip of land along southern edge (King James's Lane bank in ownership of HPC)	

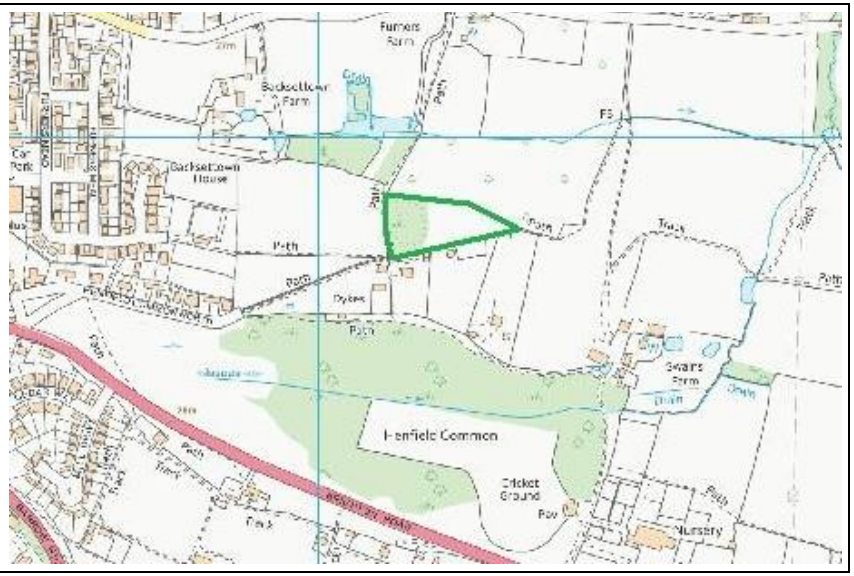
4	Chess Brook Green Playground, Wantley Estate, Henfield	Approx 0.05 Ha.	Designated children's play area. Adjoining open space owned by Saxon Weald	
5	Deer Park Playground, *greens, open spaces and buffer zones, Parsonage Farm Estates, Henfield*	Approx 1.73 Ha.	Designated children's play area, greens, open spaces and buffer zones	

6	Kings Field Playing Fields and Playground, Henfield	Approx 3.12 Ha.	Playing field / football pitches / skateboard park, Tennis Club, playground, Henfield Leisure Centre.	
7	Tanyard, Cagefoot Lane, Henfield	Approx 1.05 Ha.	Small field and pond of historical importance	

8	Batts Pond, Dropping Holms Henfield	Approx 0.18 Ha.	Small pond, fed by stream	
9	Deer Park Pond (Danny's Pond), Henfield	Approx 0.12 Ha.	Small pond, adjacent to playground	

10	Copse bounded by Mallard Way, Chess Brook and A281, Henfield		Small woodland	

11	Green land around Bishops Park (Barratts development), West End Lane	Green space around 4.14 Ha site	Designated children's play area, greens, open spaces and buffer zones	

12	Sandpit, Henfield Common North	Approx 0.32 Ha	General use Small woodland and Recreational field. Wildlife haven	

Policy 12: Design Standards for New Development

5.88 The purpose of this policy is to ensure that all new development is: of a high quality; is environmentally sustainable; is well-designed, and reflects the distinctive character of the villages within the Parish.

5.89 The historic environment of the Parish is unique and irreplaceable. It must be protected from inappropriate development so that it is preserved for future generations.

Policy 12: Design Standards for New Development

P12.1 As appropriate to their scale, nature and location development proposals will be supported where their design and detailing meet the relevant requirements in the Henfield Parish Design Statement (Appendix C of the Plan). In addition, as appropriate to the site concerned, development proposals should comply with the following criteria:-

- ***a. The design respects the amenities of occupiers/users of nearby property and land.***
- ***b. The design achieves satisfactory access without harming the amenities of neighbouring properties and residents.***
- ***c. The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the architectural and historic character and the scale of the surrounding buildings and street-scene/ landscape.***
- ***d. The design preserves or enhances the character or appearance of the Henfield Conservation Area and/or preserves any adjacent listed buildings and its setting.***

5.90 This policy sets out the principles for design for all development within Henfield Parish and Henfield Parish Design Statement amplifies this by setting out design detail standards.

Community Aim 5

5.91 The quality of new development is important to protect residential amenities. This policy supplements the high quality demands in HDC's Strategic Policy 32: The Quality of New Development.

6. Implementation

6.1 The Henfield Neighbourhood Plan will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the Parish, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

Development Management

6.2 The policies contained in the HNP are to be adhered to by landowners and developers. In preparing the HNP, care has been taken to ensure that the policies are achievable.

6.3 Whilst the local planning authority will be responsible for development management, the Parish Council will also use the HNP to frame its representations on submitted planning applications. It will also work with Horsham District Council to monitor the progress of sites coming forward for development.

Conservation Area

6.4 Horsham District Council undertook an appraisal of the Henfield Conservation Area, in 2017, and adjusted the Conservation Area Boundary, after consultation with Henfield Parish Council.

Infrastructure

6.5 Horsham District Council Infrastructure Study of May 2010 showed that much of the infrastructure in Henfield village is at full capacity or near to tipping point. For too long infrastructure has come after development and it is one of the aims of this Neighbourhood Plan to reverse this trend.

Monitoring and Review

6.6 The Plan has been prepared in changing circumstances. The adopted development plan is the Horsham District Planning Framework and the South Downs Local Plan. However, the neighbourhood plan has been prepared at a similar time as the initial phases of work have been undertaken on the Horsham Local Plan. Once adopted the Local Plan will replace the Planning Framework. The Parish Council has decided to proceed with the current neighbourhood plan and for it to be submitted and examined against the currently adopted Horsham District Planning Framework.

6.7 Any subsequent uplift in housing numbers in the neighbourhood area would then be determined through the emerging Local Plan. This could include the Local Plan allocating additional sites if that was considered necessary and sustainable. Once the emerging Local Plan has been adopted the Parish Council will consider the need for any policies in the neighbourhood plan to be updated. Any review that is necessary will begin within twelve months of the adoption of the Local Plan.





Appendix A – Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to review via the Henfield Parish Council's Neighbourhood Plan Pages and on the Henfield Hub https://www.henfieldhub.com/

Henfield Community Action Plan (2015-2019)
Henfield Parish Design Statement (Revised 2019) appended to the Henfield Neighbourhood Plan
Closing Report for the Housing and Development Focus Group (28.5.19)
Closing Report for the Environment and Countryside Focus Group (28.5.19)
Closing Report for the Communities Facilities and Infrastructure Focus Group (28.5.19)
Closing Report for the Transport and Traffic Focus Group (28.5.19)
Closing Report for the Local Economy Focus Group (28.5.19)
Closing Report for the Small Dole Focus Group (28.5.19)
AECOM Henfield Parish Council Housing Needs Assessment Final Report (October 2017)
Henfield Parish Council AiRS Housing Needs Survey (2014)
Henfield Neighbourhood Plan Site Assessment Report (Version for Reg. 15 Submission Oct 2019)
Henfield Neighbourhood Plan (2019 -2031) Parish Council State of the Parish Report (14.2.18)
Henfield Parish Council Playing Field Strategy (March 2014)
SA/SEA Scoping Report (March 18)
SA/SEA (6 June 2019)
SA/SEA Non Technical Summary (6 June 2019)
SA Addendum (22 October 2019)
HDC Henfield Conservation Area Appraisal and Management Plan (January 2018)

Appendix B - Background Evidence Base

Horsham District Council

National	Date
National Planning Policy Framework	-
Planning Practice Guidance (PPG) Neighbourhood Planning	-
Neighbourhood Planning (GOV.UK)	-
Strategic environmental assessment and sustainability appraisal (GOV.UK)	-
Locality	-
Office for National Statistics (Neighbourhood)	-
Rural Services Network	-
What is Neighbourhood Planning? (RTPI)	-
What is a Neighbourhood Development Plan? (RTPI)	-
Planning for Your Neighbourhood -Statutory Tools (RTPI)	-
Planning for your Neighbourhood: Non Statutory Tools (RTPI)	-
Existing Tools for Neighbourhood Planning (RTPI)	-
Neighbourhood Planning (Historic England)	-
Information to Support Neighbourhood Planning (WSCC)	-
Sussex Biodiversity Record Centre	-
How to access Natural England's maps and data (GOV.UK)	-
Magic (Interactive GIS Mapping)	
South East river basin district management plan	-
Environment Agency Flood Maps & EA What's in your Backyard	-
Guidance For Neighbourhood Planning Grants and Technical Support locality	-
Southern Water Resource Management Plan	-
West Sussex Waste and Minerals Plan	-
Horsham District Council	.
Horsham District Planning Framework	November 2015
Horsham District SA SEA	November 2015
Horsham Community Infrastructure levy (CIL)	Ongoing
Horsham Infrastructure Delivery Plan	April 2016
Horsham Annual Monitoring Report	Dec 2016
Housing and Spatial Planning	
Strategic Housing and Economic land Availability Assessment (SHELAA)	August 2016
Strategic Housing and Availability Assessment (SHLAA)	Dec 2016
Strategic Housing Market Assessment (SHMA)	May 2009
Strategic Housing Market Assessment (SHMA) Update 2014	October 2014
Crawley and Horsham Starter Homes Report	Nov 2016
Crawley and Horsham Market Housing Mix Report	Nov 2016
Urban Housing Potential Study 2004-2018	Feb 2005
Strategic Housing Market Assessment Update 2012	October 2012
Housing Need in Horsham District	March 2015
Assessing Housing Need - Summary Paper	March 2015
Settlement Sustainability Review	May 2014
Settlement Sustainability & Greenfield Site Allocations	September 2005
Economic	
Economic Growth Assessment Supplementary Report	April 2014

Hotel & Visitor Accommodation Study & Technical Appendices	July 2016
Economic Growth Assessment & Appendices	April 2014
Market Appraisal on the Current and Potential Future Demand for Business Space	Feb 2014
Retail Needs Study & Appendices	June 2010
Employment Land Review (Part 1)	Sept 2009
Employment Land Review (Part 2)	Oct 2010
Transport	
Horsham Transport and Development Study Technical Note & Appendices	April 2014
Horsham Transport and Development Study & Addendum	April 2014
Environment	
Habitat Regulation Assessment	April 2014
Green Infrastructure Study	April 2014
Infrastructure Strategy Map	April 2014
Landscape Capacity Assessment Reports	April 2014
Strategic Flood Risk Assessments	Jun 2007 - Apr 2014
Sport, Open Space & Recreation Assessment	Feb 2014
Cowfold Air Quality Action Plan	March 2011
Gatwick Sub Region Water Cycle Study	Jan 2011
Storrington Air Quality Action Plan	Oct 2012
Climate Change Strategy	Jun 2009
Landscape Character Assessment	Oct 2003
South Downs National Park Authority	
South Downs Local Plan	September 2015
South Downs Partnership Management Plan (2014-2019)	2013
South Downs National Park Authority (Evidence and Supporting Documents)	Ongoing
Self-Build Register	
Please note Horsham Council can provide details of the number of people who are on the register in your area and expressed an interest in Self Build. However due to data protection the Council cannot release personal details of individuals. For further details please contact the following email address: strategic.planning@horsham.gov.uk	

Appendix C – Henfield Parish Design Statement (revised 2019)

The Henfield Parish Design Statement (revised 2019) forms part of the Henfield Neighbourhood Plan, and can be viewed as a separate document on the Henfield Parish Council website at https://www.henfield.gov.uk/

Appendix D – Listed Buildings

Horsham District Council Conservation Area Appraisal (2018) provides a reference to Listed Buildings within Henfield Parish. It can be viewed on the Horsham District Council website at https://beta.horsham.gov.uk/planning/listed-buildings/what-is-a-listed-building.

Appendix E – Community Buildings and Facilities

This appendix is taken from Annex 3 of the final report of the Henfield Neighbourhood Plan Community Facilities and Infrastructure Focus Group dated 28th May 2019. It can be viewed as a separate document on the Henfield Parish Council website at http://henfield.gov.uk/