



Horsham District Council Local Planning Authority

Henfield Parish Neighbourhood Plan 2017-2031

FINAL DECISION STATEMENT

Date: 22 June 2020

1.0 INTRODUCTION

- 1.1 Horsham District Council (“the Council”) (HDC) has a statutory duty¹ to support Parish Councils and Qualifying Bodies in the preparation of Neighbourhood Development Plans (NDP’s) and Orders and to take NDP’s and Orders through a process of examination and referendum.
- 1.2 This decision statement relates to the Neighbourhood Plan produced by Henfield Parish Council (“HPC”). Under the Town and Country Planning Act 1990 (as amended), (“the 1990 Act”) Horsham District Council (“the Council”) has a statutory duty to support Parish Councils and Qualifying Bodies in the preparation of Neighbourhood Development Plans (NDP’s) and Orders and to take NDP’s and Orders through a process of examination and referendum. The Localism Act 2011 (Part 6 chapter 3) sets out the responsibilities under Neighbourhood Planning
- 1.3 Following the Examination of the Henfield NDP and the receipt of the Examiner’s Report. HDC is required to make a decision on the next steps. As set out in the Neighbourhood Planning Regulations these are:
- a) to decline to consider a plan proposal under paragraph 5 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or a modification proposal under paragraph 5 of Schedule A2 to the 2004 Act;
 - b) to refuse a plan proposal under paragraph 6 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or a modification proposal under paragraph 8 of Schedule A2 to the 2004 Act;
 - c) what action to take in response to the recommendations of an Examiner made in a report under paragraph 10 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) in relation to a neighbourhood development plan or under paragraph 13 of Schedule A2 to the 2004 Act in relation to a proposed modification of a neighbourhood development plan;

¹ The Town and Country Planning Act 1990 (as amended)

- d) what modifications, if any, they are to make to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or paragraph 14(6) of Schedule A2 to the 2004 Act;
- e) whether to extend the area to which the referendum is (or referendums are) to take place; or
- f) that they are not satisfied with the plan proposal under paragraph 12(10) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or the draft plan under paragraph 14(4) of Schedule A2 to the 2004 Act.

1.4 In accordance with the Regulations, this report forms the Council's Decision Statement (Regulation 18(2)) and sets out the Council's decision (c-e) and the reasons for this.

1.5 Appendix A of this document is a map of the Henfield Neighbourhood Plan Area. Appendix B sets out the Examiner's Proposed Modifications to the Henfield Neighbourhood Plan along with the actions taken and revised modifications.

2.0 BACKGROUND

2.1 The Henfield Neighbourhood Development Plan relates to the area that was designated by Horsham District Council as a neighbourhood area on 19 December 2013 (please refer to Plan A) and by the South Downs National Park Authority on the 10 December 2013.

2.2 Henfield Parish Council produced a Neighbourhood Plan that was quashed in the High Court following an application for judicial review. Following this decision, the Parish Council contacted both HDC and the South Downs National Park Authority (SDNPA) of its intention to produce a second NDP. Both Authorities confirmed in April 2017 that the neighbourhood area did not have to be re-designated and the neighbourhood area remains as originally designated in 2013. It meets the legislative requirements as stated in the Localism Act 2011.

2.3 The Parish Council published the Pre-Submission Henfield Neighbourhood Plan for consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation was held from 7 June to 26 July 2019.

2.4 Henfield Parish Council then submitted the submission draft plan to the Council. The submission draft HNDP was publicised and representations were invited between 8 November to the 20 December 2019.

2.5 Andrew Ashcroft was appointed by HDC with the consent of HPC, as 'the Examiner' to undertake the examination of the Henfield Neighbourhood Development Plan and to prepare a report of the independent examination.

2.6 The Examiner's report was received on the 11 May 2020. It concludes that the HNDP, subject to a number of recommended changes meets the basic conditions set out in the legislation and can proceed to referendum.

2.7 As has already been indicated in paragraph 1.3 of this report, Regulations 17A and 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended) requires the Local Planning Authority to outline what action to take in response to the recommendations of an Examiner following the formal examination.

3.0 DECISION

- 3.1 Having considered the recommended modifications made by the Examiner's Report, and the reasons for them, Horsham District Council, with the consent of HPC has considered each of the recommendations and agreed the action to take in response to each recommendation. It was decided to accept all the modifications made to the draft plan by the Examiner under paragraph 12(2)(4) of Schedule 4B to the Town and Country Planning Act 1990. The Examiner's proposed modifications are set out at Appendix B alongside the reason why the modifications were accepted.
- 3.2 The Council is also in agreement with the Examiner that the SEA has considered an appropriate range of alternatives, and in addition makes reference to cumulative impacts. On this basis it agreed that the SEA meets the regulatory requirements.

4.0 THE REFERENDUM AREA

- 4.1 The Council is in agreement with the Examiner's recommendation that there is no policy or proposal significant enough to have an impact beyond the designated Neighbourhood Plan area, and that any referendum that takes place in due course be contiguous with the boundary of the designated Neighbourhood Plan area (Please refer to Plan A).

5.0 CONCLUSION

- 5.1 The Council is of the view that the draft submission Henfield Neighbourhood Plan as modified in Appendix B: Examiner's Proposed Modifications to the Henfield Neighbourhood Plan 2017-2031, complies with the legal requirement and may now proceed to Referendum.
- 5.2 The COVID-19 pandemic has resulted in mandatory restrictions on movement since March 2020 to prevent transmission of the virus and protect vulnerable groups. The [Local Government and Police and Crime Commissioner \(Coronavirus\) \(Postponement of Elections and Referendums\) \(England and Wales\) Regulation 2020](#) prevents any referendum on neighbourhood plans being held until 5 May 2021 at the earliest. It follows that the referendum for the Henfield Neighbourhood Development Plan is suspended until further notice and a referendum can be undertaken safely.

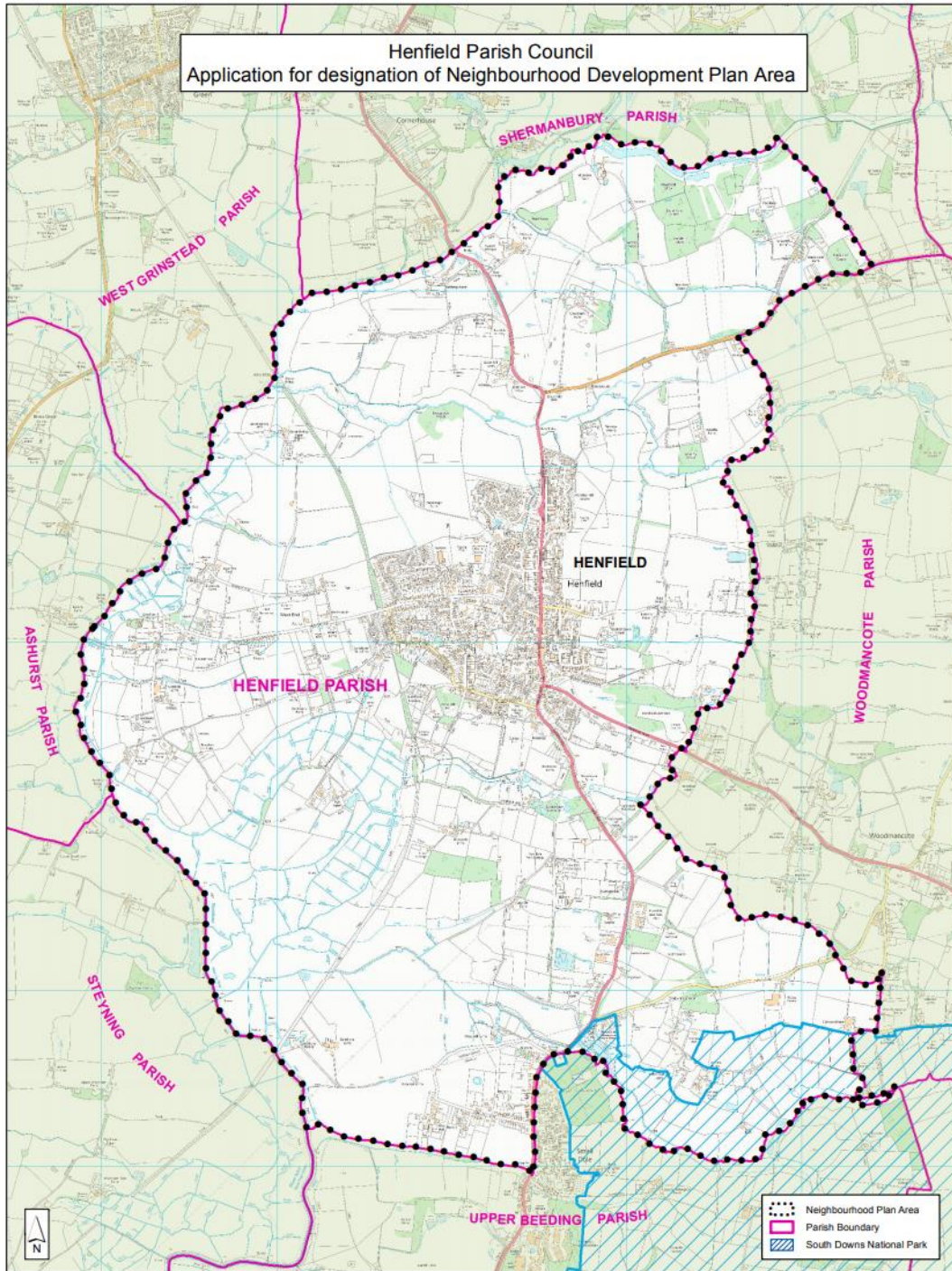
Signed:



Barbara Childs
Director of Place
Date: 22 June 2020

Appendix A:

Plan A: Henfield Neighbourhood Plan Area



Henfield Parish Council
Application for designation of Neighbourhood Development Plan Area

Horsham District Council
Park North, North Street, Horsham,
West Sussex. RH12 1RL
Rod Brown : Head of Planning & Environmental Services

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Application to the Horsham District Council and to the South Downs National Park Authority under The Neighbourhood Planning (General) Regulations 2012 Regulation 5.

Reference No : HFNP1	Date : 12/08/13	Scale : 1:20,000
Drawing No :	Drawn :	Checked :
		Revisions :

Appendix B: Examiner's Proposed Modifications to the Henfield Neighbourhood Plan

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
Chapter 1: Introduction	<p><i>Chapter 1: Introduction</i></p> <p><i>Paragraph 1.2;</i> <i>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. <u>The Plan period is 2017-2031.</u></i></p>	HDC agrees with this recommendation. To comply with the Basic Conditions and to provide clarity.	No further action required. Modification to be taken forward to the final plan.
Policy 1: A Spatial Plan for the Parish	<p><i>Policy 1: A Spatial Plan for the Parish</i></p> <p><i>P1.1:</i> <i>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).</i></p> <p><i>P1.2:</i> <u><i>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.</i></u></p>	HDC agrees with this recommendation. To comply with the Basic Conditions and to provide flexibility and clarity.	No further action required. Modification to be taken forward to the final plan.

	<p>Delete P1.3; Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land will be preferred to those of higher quality.</p> <p>P1.4; <i>Development proposals within or affecting the South Downs National Park must <u>should</u> conserve and enhance the natural beauty, wildlife and cultural heritage of the area.</i></p> <p>Paragraph 5.6; <i>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. <u>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.</u></i></p>		
<p>Policy 2: Housing Site Allocations</p>	<p><i>Policy 2: Housing Site Allocations</i></p> <p><i>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.</i></p> <p><i>The following sites (as identified on the Policies maps) are allocated for the provision of 270 new homes over the plan period:</i></p> <ul style="list-style-type: none"> <i>a. Land North of Parsonage Farm (205 dwellings)</i> <i>b. Land east of Wantley Hill (25 dwellings)</i> <i>c. Land west of Backsettown, off Furners Lane (30 single storey dwellings)</i> 	<p>No change</p>	<p>No further action required</p>

	<i>d. Land south of the Bowls Club (off Furners Mead) (10 single storey dwellings)</i>		
Policy 2.1: Land at Parsonage Farm	<p><i>Policy 2.1: Land at Parsonage Farm</i></p> <p><i>P2.1.1:</i> <i>Land north of Parsonage Farm is allocated for approximately 205 dwellings which should be carried out in accordance with a comprehensive masterplan to ensure that the following requirements are met and the following criteria:-</i></p> <p><i>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.</i></p> <p><i>b. The proposal has regard for <u>takes account of</u> 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 below).</i></p> <p><i>c. Generally no dwellings are to exceed 2 storeys in height. Dwellings should be two storeys in height. A small number of 2.5 storey dwellings will be accepted <u>supported</u> in low lying areas away from the existing built up area.</i></p> <p><i>d. The proposal has regard for <u>takes account of</u> the Adur floodplain landscape character.</i></p> <p><i>e. The proposal preserves and enhances the site's rural character with open and generous green spaces; where appropriate existing field boundaries will be retained and enhanced <u>should be retained and where practicable enhanced</u> 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.</i></p>	HDC agrees with this recommendation. To comply with the Basic Conditions and in particular the need to ensure the sufficient supply of homes.	No further action required. Modification to be taken forward to the final plan. Typo amended 'standards.'

	<p>f. All Ancient woodland is protected and appropriately managed and no building is proposed within 20 metres of the edges of the woodland.</p> <p>g. A full ecological and biodiversity assessment is <u>should be</u> submitted as part of the application. Any reasonable mitigation proposed by the assessments must be implemented in full.</p> <p>h. The area of the site lying within Flood Zones 2/3 will be <u>should be</u> laid out as open space and allocated as such. Support is given to <u>The provision of Sustainable Drainage (SUDs) and the opportunity to create and enhance wildlife habitats and biodiversity will be supported.</u></p> <p>i. A comprehensive transport assessment is <u>should be</u> submitted with the application. Any reasonable mitigation to make the application more acceptable in planning terms must be implemented in full.</p> <p>j. The proposal avoids possible fragmentation of community <u>promotes its association with adjoining communities</u> 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.</p> <p>k. All roads, cycle ways and footpaths must <u>should</u> conform to West Sussex Highway Standards. irrespective of whether they are to be adopted by the Highway Authority.</p> <p>l. The use of shared surfaces is <u>should be</u> avoided in highly trafficked areas.</p> <p>m. The proposal includes a nature reserve to the north with an ongoing maintenance plan.</p> <p>n. The proposal includes provision of allotments.</p>		
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	<p><i>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.</i></p> <p><i>p. The proposal includes <u>incorporates</u> a new access road from the A281 and that this is built in advance to allow construction access <u>is initially available to allow access for construction traffic and the initial phase of residential development.</u></i></p> <p><i>q. All lighting is <u>Any external lighting should be</u> 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.</i></p> <p><i>r. The proposal delivers <u>should deliver</u> a mix of housing types to meet local need. This includes:-</i></p> <ul style="list-style-type: none"><i>• single storey dwellings and apartments suitable for older people aged 55+ and disabled households;</i><i>• 2, 3 and 4 bedroom houses suitable for young family households; and</i><i>• affordable homes in accordance with the policies in the HDPF.</i> <p><i>s. The proposal includes an adequate number and positions of electric vehicle charging points to enable residents to choose to use electric vehicles.</i></p> <p><i>t. The proposal has regard to <u>takes account of</u> 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.</i></p> <p><i>u. Occupation of the development is phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider. <u>The development of the site delivers any reinforcement of the sewerage network which directly arises from the construction of the proposed new homes.</u></i></p>		
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<p>v. Layout is planned to ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes. The layout of the site provides appropriate access to sewerage infrastructure for maintenance and any potential improvement works.</p> <p>w. An adequate gap is provided between the pumping station and development to prevent any unacceptable impact from noise and/or vibration. 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.</p> <p>Paragraph 5.22: <u>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.</u></p> <p>Paragraph 5.23: <u>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.</u></p>		
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<p>Policy 2.2: Land east of Wantley Hill Estate</p>	<p><i>Policy 2.2: Land east of Wantley Hill Estate</i></p> <p><i>P2.2.1:</i> <i>Land east of Wantley Hill is allocated for approximately 25 dwellings, provided the proposal demonstrates adherence to all of the following principles <u>subject to the following criteria:</u></i></p> <p><i>a. Land to the north <u>east</u> of the proposed development site adjoining the BUAB is allocated <u>safeguarded</u> for open space, and sports and leisure facilities <u>and is designed and provided to an agreed timetable.</u></i></p> <p><i>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.</i></p> <p><i>c. The proposal has regard for <u>takes account of</u> 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 below).</i></p> <p><i>d. No dwellings are to <u>should</u> exceed 2 storeys in height.</i></p> <p><i>e. The proposal includes fixed equipment play facilities for younger children.</i></p> <p><i>f. The proposal maintains and enhances where practicable enhances the site’s rural character, retaining existing field boundaries, hedgerows and tree belts; and enhancing with native species. Regard will be given <u>Particular attention should be given</u> to the transitional space between the urban edge of the proposed developed area and the wider open countryside especially to the east.</i></p>	<p>HDC agrees with this recommendation. To comply with the Basic Conditions and in particular the need to ensure the sufficient supply of homes.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p><i>g. A full ecological and biodiversity assessment is <u>should be</u> submitted as part of the application. Any reasonable mitigation proposed by the assessments must be implemented in full.</i></p> <p><i>h. A comprehensive transport assessment is <u>should be</u> submitted with the application. Any reasonable mitigation to make the application more acceptable in planning terms must be implemented in full.</i></p> <p><i>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 below.</i></p> <p><i>j. All roads, cycle ways and footpaths <u>should</u> conform to West Sussex Highway Standards, irrespective of whether they are to be adopted by the Highway Authority.</i></p> <p><i>k. The use of shared surfaces is avoided in highly trafficked areas.</i></p> <p><i>l. The proposal has regard to <u>takes account of</u> the amenities of adjoining residential properties.</i></p> <p><i>m. All lighting is <u>Any external lighting should be</u> 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.</i></p> <p><i>n. The proposal includes an adequate number and positions of electric vehicle charging points to enable residents to choose to use electric vehicles.</i></p> <p><i>o. The proposal delivers a mix of housing to meet local need:</i></p> <ul style="list-style-type: none"> <i>a) 2-3 and 4 bedroom houses suitable for young family households; and</i> <i>b) affordable homes in accordance with the policies in HDC's development plan.</i> 		
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<p>Policy 2.3: Land west of Backsettown, off Furners Lane</p>	<p><i>Policy 2.3: Land west of Backsettown, off Furners Lane</i></p> <p><i>P2.3.1:</i> <i>Land west of Backsettown, off Furners Lane, Henfield is allocated for approximately 30 single storey dwellings, provided the proposal design demonstrates adherence to all of the following principles subject to the following criteria:</i></p> <p><i>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. <u>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.</u></i></p> <p><i>b. The proposal preserves the setting of the Backsettown House, the listed building to the east.</i></p> <p><i>c. The proposal comprises single storey dwellings suitable for older and downsizing households to meet local need. <u>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.</u></i></p> <p><i>d. The proposal has regard to <u>takes account of</u> the amenities of adjoining residential properties.</i></p> <p><i>e. The proposal has regard for <u>takes account of</u> visibility and key views (see photograph below <u>on page 33</u>).</i></p> <p><i>f. The proposal maintains and enhances the site's rural character, retaining existing field boundaries, hedgerows and trees where</i></p>	<p>HDC agrees with this recommendation. To comply with the Basic Conditions and in particular the need to ensure the sufficient supply of homes.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
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<p><i>appropriate and enhancing with native species. Mature trees are <u>should be protected and maintained.</u></i></p> <p><i>g. A full ecological and biodiversity assessment is <u>should be</u> submitted as part of the application. Any reasonable mitigation proposed by the assessments must be implemented in full.</i></p> <p><i>h. A comprehensive transport assessment is <u>should be</u> submitted with the application. Any reasonable mitigation to make the application more acceptable in planning terms must be implemented in full.</i></p> <p><i>i. The proposal makes provision for the access from Furners Mead without harming the amenities of local residents, by demolishing 21 Furners Mead which is in the ownership of the developer. 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></p> <p><i>j. All roads, cycle ways and footpaths <u>should conform to West Sussex Highway Standards,</u> irrespective of whether they are to be adopted by the Highway Authority.</i></p> <p><i>k. All lighting is <u>Any external lighting</u> designed to minimise light pollution and supports the dark skies policy of the South Downs National Park.</i></p> <p><i>l. The part of the site outside the built-up area boundary is designed is <u>safeguarded, designed and provided to an agreed timetable as open space for recreational use by the residents and wider community.</u></i></p> <p><i>m. The public rights of way are retained and enhanced, and upgraded to cycleways where appropriate.</i></p> <p><i>n. The proposal includes an adequate number and positions of electric vehicle charging points to enable residents to choose to use electric vehicles.</i></p>		
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	<p>o. Occupation of the development is phased to align with the delivery of sewerage network reinforcement, in liaison with the service provider. The development of the site delivers any reinforcement of the sewerage network which directly arises from the construction of the proposed new homes.</p> <p>p. A drainage strategy is prepared for the development which includes how seasonal groundwater is addressed. 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.</p> <p>Paragraph 5.32: The access constraints will be mitigated via a new access road which would be achieved by demolishing 21 Furners Mead which is a single storey dwelling already in the ownership of the charity. 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.</p>		
<p>Policy 2.4: Land south of the Bowls Club, off Furners Mead</p>	<p>Policy 2.4: Land south of the Bowls Club, off Furners Mead</p> <p>P2.4.1: Land south of the Bowls Club, off Furners Mead, Henfield is allocated for approximately 10 single storey dwellings, provided the proposal design demonstrates adherence to all of the following principles subject to the following criteria:</p> <p>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 must should be of</p>	<p>HDC agrees with this recommendation. To comply with the Basic Conditions and in particular the need to ensure the sufficient supply of homes.</p>	<p>No further action required. Modification to be taken forward to the final plan. Typo amended 'approximately and preserves and enhances'.</p>

	<p><i>an appropriate scale and massing in keeping with the character of the surroundings.</i></p> <p><i>b. The proposal conserves and enhances <u>preserves or enhances</u> 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.</i></p> <p><i>c. The proposal comprises single storey dwellings suitable for older and downsizing households to meet local need.</i></p> <p><i>d. The proposal has regard to <u>takes account of</u> the amenities of adjoining residential properties.</i></p> <p><i>e. The proposal has regard for <u>takes account of</u> visibility and key views, in particular provides mitigation against its visibility from the south (see photographs below).</i></p> <p><i>f. The proposal maintains and enhances the site's rural character, retaining existing field boundaries where appropriate and enhancing with native species.</i></p> <p><i>g. A full ecological and biodiversity assessment is <u>should be</u> submitted as part of the application. Any reasonable mitigation proposed by the assessments must be implemented in full.</i></p> <p><i>h. The proposal makes provision for suitable access without harming the amenities of local residents. <u>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.</u></i></p>		
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	<p><i>i. All roads, cycle ways and footpaths <u>should conform to West Sussex Highway Standards. irrespective of whether they are to be adopted by the Highway Authority.</u></i></p> <p><i>j. All lighting is <u>Any external lighting should be designed to minimise light pollution and supports the dark skies policy of the South Downs National Park.</u></i></p> <p><i>k. The proposal includes an adequate number and positions of electric vehicle charging points to enable residents to choose to use electric vehicles.</i></p> <p><i>l. A drainage strategy is prepared for the development which includes how seasonal groundwater is addressed. <u>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.</u></i></p>		
<p>Policy 3: Employment Development Site Allocations</p>	<p><i>Policy 3: Employment Development Site Allocations</i></p> <p><i>Overarching changes to all employment policies (Policy 3.1.3, 3.1.4 and 3.1.5):</i></p> <ul style="list-style-type: none"> <i>• Criterion b – to ensure that the reference to character relate to this specific part of the neighbourhood area;</i> <i>• Criterion c – to ensure appropriate boundary treatment in addition to landscaping;</i> <i>• Criterion d –detailed modifications to the wording used; and</i> <i>• Criterion h - detailed modifications to the wording used</i> <p><i>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.</i></p>	<p>HDC agree with the Examiner's recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

<p>Policy 3.1: Employment Development Site Allocations</p>	<p><i>Policy 3.1: Employment Development Site Allocations</i></p> <p><i>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.</i></p> <p><i>P3.1.2 The sites covered by Policy 3.1 are:-</i></p> <ul style="list-style-type: none"> • <i>E – Southgrounds, Shoreham Road (allocated within plan)</i> • <i>F – Land north of The Old Brickworks (allocated within plan)</i> • <i>G – The Old Kennels, Project Enterprise (allocated within plan)</i> <p><i>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.</i></p> <p><i>Paragraph 5.40: Business sites E, F and G would benefit from working together to create a joint access which would be desirable for these sites. <u>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.</u></i></p>	<p>HDC agree with the Examiner’s recommendation for additional text.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Policy 3.1.3: Southgrounds, Shoreham Road (Site E)</p>	<p><i>Policy 3.1.3: Southgrounds, Shoreham Road (Site E)</i></p> <p><i>Southgrounds, Shoreham Road is allocated for employment use, provided the proposal meets all of the following criteria:</i></p> <p><i>a. The design of the proposal has regard to its countryside location in respect of building scale.</i></p> <p><i>b. The design for the proposal demonstrates an understanding of the landscape character which contributes to the character of Henfield <u>the</u></i></p>	<p>HDC agree with the Examiner’s recommendation.</p> <p>To bring the policy in line with national policy and will therefore meet the Basic Conditions.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p><i>character of this part of the neighbourhood area and these inform the design and layout of the site.</i></p> <p><i>c. The proposal has regard for visibility from the surrounding countryside and provides for landscaping <u>for appropriate boundary treatments incorporating landscaping</u> in particular provides screening on the western side.</i></p> <p><i>d. The proposal maintains and enhances as much as possible <u>as much as is practicable</u> of the site's rural character, retaining existing field boundaries and tree belts where appropriate and enhancing with native species.</i></p> <p><i>e. The proposal makes provision for suitable access and appropriate associated infrastructure works to the A2037.</i></p> <p><i>f. The proposal has regard to the amenities of nearby residential properties.</i></p> <p><i>g. The proposal includes an adequate number and positions of electric vehicle charging points to enable businesses to choose to use electric vehicles.</i></p> <p><i>h. All <u>Any external</u> lighting is designed to minimise light pollution and supports the dark skies policy of the South Downs National Park Authority.</i></p>		
<p>Policy 3.1.4: Land north of the Old Brickworks</p>	<p><i>Policy 3.1.4: Land north of the Old Brickworks</i></p> <p><i>Land north of the Old Brickworks is allocated for employment use, provided the proposal meets all of the following criteria:</i></p> <p><i>a. The design of the proposal has regard to its countryside location in respect of building scale.</i></p> <p><i>b. The design for the proposal demonstrates an understanding of the landscape character which contributes to the character of Henfield the</i></p>	<p>HDC agrees with this recommendation. To comply with the Basic Conditions and to provide flexibility and clarity.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p><i>character of this part of the neighbourhood area and these inform the design and layout of the site.</i></p> <p><i>c. The proposal has regard for visibility from the surrounding countryside and provides for landscaping <u>for appropriate boundary treatments incorporating landscaping</u> in particular provides screening on the western side.</i></p> <p><i>d. The proposal maintains and enhances as far as possible <u>as much as is practicable</u> of the site's rural character, retaining existing field boundaries and tree belts where appropriate and enhancing with native species.</i></p> <p><i>e. The proposal makes provision for suitable access and appropriate associated infrastructure works to the A2037.</i></p> <p><i>f. The proposal has regard to the amenities of nearby residential properties.</i></p> <p><i>g. The proposal includes an adequate number and positions of electric vehicle charging points to enable businesses to choose to use electric vehicles.</i></p> <p><i>h. All <u>Any external</u> lighting is designed to minimise light pollution and supports the dark skies policy of the South Downs National Park Authority.</i></p>		
<p>Policy 3.1.5: The Old Kennels site, Project Enterprise</p>	<p><i>Policy 3.1.5: The Old Kennels site, Project Enterprise</i></p> <p><i>The Old Kennels site is allocated for employment use, provided the proposal meets all of the following criteria:</i></p> <p><i>a. The design of the proposal has regard to its countryside location in respect of building scale.</i></p> <p><i>b. The design for the proposal demonstrates an understanding of the landscape character which contributes to the character of Henfield the</i></p>	<p>HDC agree with the Examiner's recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p><i>character of this part of the neighbourhood area and these inform the design and layout of the site.</i></p> <p><i>c. The proposal has regard for visibility from the surrounding countryside and provides for landscaping <u>for appropriate boundary treatments incorporating landscaping</u> in particular provides screening on the western side.</i></p> <p><i>d. The proposal maintains and enhances as far as possible <u>as much as is practicable</u> of the site's rural character, retaining existing field boundaries and tree belts where appropriate and enhancing with native species.</i></p> <p><i>e. The proposal makes provision for suitable access and appropriate associated infrastructure works to the A2037.</i></p> <p><i>f. The proposal has regard to the amenities of nearby residential properties.</i></p> <p><i>g. The proposal includes an adequate number and positions of electric vehicle charging points to enable businesses to choose to use electric vehicles.</i></p> <p><i>h. All <u>Any external</u> lighting is designed to minimise light pollution and supports the dark skies policy of the South Downs National Park Authority.</i></p>		
<p>Policy 3.2: Development of New and Existing Employment Uses</p>	<p><i>Policy 3.2: Development of New and Existing Employment Uses</i></p> <p><i>P.3.2.1: Development proposals for new employment uses or to extend or intensify existing employment uses not covered by Policy 3.1 will be supported, provided:</i></p>	<p>HDC agree with the Examiner's recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p><i>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;</i></p> <p><i>b. they can demonstrate they will lead to a likely increase in the number and quality of local employment opportunities;</i></p> <p><i>c. 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;</i></p> <p><i>d. the proposal layout can meet the car parking standards of Policy 4 of the HNP</i> <u><i>meets the relevant development plan car parking standards;</i></u> and</p> <p><i>e. 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 trees or woodland planting along the boundaries of the site and is in accordance with the Henfield Parish Design Statement.</i></p> <p><i>P.3.2.2:</i> <u><i>The loss of existing employment sites will be resisted unless justified by compelling evidence that Proposals for the change of use or redevelopment of existing employment sites to non-employment uses will not be supported unless:</i></u></p> <p><i>a. the employment use is no longer appropriate for its location, for instance because of the impact on neighbouring amenities; or</i></p> <p><i>b. the employment use is demonstrated to be no longer viable for all or part of the site</i></p>		
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	<i>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.</i>		
Policy 3.3: Henfield Village Retail Centre	<p><i>Policy 3.3: Henfield Village Retail Centre</i></p> <p><i>Paragraph 5.48:</i> <i>Classifications of use referred to in this policy are:</i> 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</p> <p><u><i>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.</i></u></p> <p><i>Henfield Village Centre (High Street)</i></p> <p><i>P.3.3.1:</i> <i>The primary retail area in Henfield as is defined on the Map of the Village Retail Centre on page 43. 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.</i></p>	HDC agree with the Examiner’s recommendation.	No further action required. Modification to be taken forward to the final plan.

	<p><i>P.3.3.2:</i> Proposals for new development <i>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 adhere to the recent take account of the Henfield Conservation Area Management Plan, and have regard to:-</i></p> <p><i>a. the character and appearance of adjacent buildings in terms of scale, materials, lighting and fenestration;</i></p> <p><i>b. shop fronts respect the historic character of the street and use traditional materials;</i></p> <p><i>c. shop signs are discreet and use traditional lettering.</i></p>		
<p>Policy 4: Transport, Access and Car Parking</p>	<p><i>Policy 4: Transport, Access and Car Parking</i></p> <p><i>P4.1:</i> Development proposals will be supported provided they are appropriate to the scale and type of development, and <i>As appropriate to their scale, nature and location development proposals should:</i></p> <p><i>a. They 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.</i></p> <p><i>b. They 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.</i></p> <p><i>c. They 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.</i></p>	<p>HDC agree with the Examiner's recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>P4.2: All roads, cycle ways and footpaths must <u>should</u> conform to West Sussex Highway Standards, irrespective of whether they are to be adopted by the Highway Authority.</p> <p>P4.3: Development proposals that will result in the net loss of public car parking facilities in the village centre will be resisted <u>not be supported</u>, unless commensurate, accessible replacement car parking is provided.</p> <p>P4.4: Adequate off-road car parking must <u>should</u> be provided for all developments in accordance with West Sussex Parking Standards.</p>		
Policy 5: Utility Infrastructure	<p><i>Policy 5: Utility Infrastructure</i></p> <p><i>Paragraph 5.62:</i> This policy recognises the need to maintain the essential infrastructure; and ensure that adequate infrastructure is in place prior to any development. 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.</p> <p>P5.1: <u>Insofar as planning permission is required, proposals for improvements to and expansion of utility infrastructure will be supported.</u></p>	HDC agree with the Examiner's recommendation. Modified to provided clarification.	No further action required. Modification to be taken forward to the final plan.

	<p>P5.2: The infrastructure to support a development must be delivered alongside 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. the development that depends on that infrastructure.</p> <p>P5.3: Development proposals will be supported provided they should ensure future access to existing water and waste water infrastructure for maintenance and upsizing purposes.</p>		
<p>Policy 6: Medical Infrastructure</p>	<p>Policy 6: Medical Infrastructure</p> <p>P6.1: Proposals for the expansion of medical facilities will be supported.</p> <p>P6.2: Proposals that would result in the loss of sites and premises currently or last used for the provision of medical facilities will be resisted subject to the provisions in the HDPF. <u>will not be supported unless:</u></p> <ul style="list-style-type: none"> • <u>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</u> • <u>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.</u> <p>Alternative provision must be made within or adjoining the built-up area boundary of Henfield.</p>	<p>HDC agree with the Examiner's recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

<p>Policy 7: Education Infrastructure</p>	<p><i>Policy 7: Education Infrastructure</i></p> <p><i>P7.1: Proposals for housing development should have regard to the availability of primary school and secondary school places in the local catchment area.</i></p> <p><i>P7.2: Proposals that would result in the loss of sites and premises used for the provision of education will be resisted subject to the provisions in the HDPF will not be supported unless:</i></p> <ul style="list-style-type: none"> • <i><u>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</u></i> • <i><u>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.</u></i> <p><i>Where loss is unavoidable alternative provision must be made within the built-up area boundary of Henfield.</i></p>	<p>HDC agree with the Examiner's recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Policy 8: Broadband Infrastructure</p>	<p><i>Policy 8: Broadband Infrastructure</i></p> <p><i>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.</i></p>	<p>No change</p>	<p>No further action required.</p>
<p>Policy 9: Community Infrastructure</p>	<p><i>Policy 9: Community Infrastructure (The Henfield Hall, the Henfield Haven, other community buildings and recreational facilities including allotments)</i></p> <p><i>P9.1:</i></p>	<p>HDC agree with the Examiner's recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

<p><i>Proposals for the extension or improvement of The Henfield Hall, the Henfield Haven or other community building <u>community buildings listed in Annex 3 Appendix E of the Plan</u> will be supported.</i></p> <p><i>P9.2: Development proposals that will result in the loss of The Henfield Hall, the Henfield Haven or other community building or facility <u>any other community buildings or facility listed in Annex 3 Appendix E of the Plan</u> will not be supported unless prior replacement facilities are provided.</i></p> <p><i>P9.3: Proposals for extension or improvement of existing sports, leisure and recreational facilities will be supported.</i></p> <p><i>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 subject to the provisions in the HDPF unless:</i></p> <ul style="list-style-type: none"> <i>• <u>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</u></i> <i>• <u>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.</u></i> <p><i>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.</i></p> <p><i>P9.6:</i></p>	<p>Modification to allow for correct referencing and to provide clarification.</p>	
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	<p><i>Proposals for the establishment of new allotments or community gardens at Henfield and at Small Dole will be supported, provided:</i></p> <p><i>a. the land quality is suited to that purpose;</i></p> <p><i>b. the location is convenient for access by walking, cycling and car;</i></p> <p><i>c. there is sufficient land for loading and unloading by car and for car parking spaces suited to the scale of the facility; and</i></p> <p><i>d. there will be no <u>unacceptable</u> loss of local amenity by way of noise or other disturbance.</i></p>		
Policy 10: Green infrastructure and Biodiversity	<p><i>Policy 10: Green infrastructure and Biodiversity</i></p> <p><i>P10.1:</i> <i>The historic commons, orchards, ancient woodlands, ponds and copses all form valuable green infrastructure assets of the Parish, including views. Development proposals must ensure they are protected, maintained and enhanced.</i> <i><u>'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'.</u></i></p> <p><i>P10.2:</i> <i>Development proposals will be supported, provided their design seeks to maintain or increase biodiversity, in particular:</i></p> <p><i>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;</i></p> <p><i>b. includes design features which provide for the conservation of wildlife, particularly declining species such as swift, swallow, barn owl, nightingale and bats;</i></p>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.

	<p><i>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.</i></p> <p><i>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.</i></p> <p><i>P10.3: Development proposals will be supported, provided their layout and landscape schemes comply with the following principles as appropriate:</i></p> <p><i>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</i></p> <p><i>b. the amenity value of trees is maintained including those trees without Tree Preservation Orders and trees outside the Henfield Conservation Area;</i></p> <p><i>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</i></p> <p><i>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.</i></p> <p><i>P10.4: 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.</i></p>		
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	<p><i>Paragraph 5.80:</i> <i>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. <u>Policies 10.2 and 10.3 provide a context within which developers should submit planning applications which may affect existing biodiversity in the Parish. [Insert at this point the deleted policy 10.4 as supporting text].</u></i></p>		
<p>Policy 11: Local Green Spaces</p>	<p><i>Policy 11: Local Green Spaces</i></p> <p><i>Delete LGS 1/2/3/15 from Policy Map 5</i></p> <p><i>Delete LGS 1/2/3/15 from the table of LGSs on page 56/57 of the Plan.</i></p> <p><i>P11.1:</i> <i>The following sites, as shown on Map of Local Green Spaces, page 55, are designated as Local Green Spaces:</i></p> <p><i>1 Broadmare Common, Henfield</i> <i>2 Henfield Common, Henfield</i> <i>3 Oreham Common, Henfield</i> <i>4 Cricket Field, Henfield</i> <i>5 Memorial Field, Henfield</i> <i>6 Rothery Playing Field and Playground, Neptown Road, Henfield</i> <i>7 Chess Brook Green Playground, Wantley Estate, Henfield</i> <i>8 Deer Park Playground, greens, open spaces and buffer zones, Parsonage Farm Estates, Henfield</i> <i>9 Kings Field Playing Fields and Playground, Henfield</i> <i>10 Tanyard, Cagefoot Lane, Henfield</i> <i>11 Batts Pond, Dropping Holms, Henfield</i> <i>12 Deer Park Pond (Danny's pond), Henfield</i></p>	<p>HDC agree with the Examiner's recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

<p>13 Copse bounded by Mallard Way, Chess Brook and A281, Henfield 14 Green land around Bishops Park (Barratts development), West End Lane, Henfield 15 Green land around Meadow Walk (Croudace development), land east of Manor Close, Henfield 16 Sandpit, Henfield Common North</p> <p><i>P11.2:</i> Proposals for development in a designated Local Green Space will be resisted, unless they are ancillary to the use of the land for a public recreational purpose or are required for a statutory utility infrastructure purpose. Proposals for development within the designated Local Green Spaces will only be supported in very special circumstances.</p> <p><i>P11.3:</i> Many small parcels of green space within the villages not identified as LGS (such as wide verges and landscaped areas) can also contribute positively to the habitat and character of the area and should be retained as part of design wherever possible.</p> <p><i>P11.4:</i></p> <p>Development proposals will be supported where they encourage recreational or tourism use of the River Adur <u>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 enhanced, and that appropriate measures are taken to mitigate any detrimental impacts.</u> conserved and where practicable enhanced, and that appropriate measures are taken to mitigate any detrimental impacts.</p> <p>Reposition the modified P11.4 (above) to become Policy 9.7 within the broader context of Policy 9 of the plan.</p> <p><i>Paragraph 5.86:</i></p>		
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	<p><i>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. Once designated, the policy will resist all proposals for development unless it can be clearly demonstrated the development is ancillary to a public recreation use or is required utilities' development. 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.</i></p>		
<p>Policy 12: Design Standards for New Development</p>	<p><i>Policy 12: Design Standards for New Development</i></p> <p><i>P12.1:</i> Development proposals will be supported provided that the design details meet the requirements within the Henfield Parish Design Statement attached as Appendix C to the HNP; and in particular, where appropriate to the site, the proposal design complies with all of the following:- <u>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:</u></p> <p><i>a. The design respects the amenities of occupiers/users of nearby property and land.</i></p> <p><i>b. The design achieves satisfactory access without harming the amenities of neighbouring properties and residents.</i></p>	<p>HDC agree with the Examiner's recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p><i>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.</i></p> <p><i>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.</i></p>		
Community Aims	<p><i>Community Aim 1:</i></p> <p><i>Paragraph 5.21:</i> <i>Residential development in Henfield will be phased throughout the period of the Neighbourhood Plan.</i></p>	HDC agree with the Examiner's recommendation.	No further action required. Modification and deletion of community aim to be taken forward to the final plan.
Other Matters	<p><i>Modification of general text (where necessary) to achieve consistency with the modified policies.</i></p> <p><i>Chapter 3: Planning Policy Context</i></p> <p><i>Paragraph 3.2:</i> <i>The National Planning Policy Framework (NPPF) published by the Government in 2018 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.</i></p> <p><i>Paragraph 3.4:</i> <i>The HNP seeks to be in general conformity with the strategic policies of the HDPF of both the HDPF and the South Downs Local Plan.</i></p> <p><i>Paragraph 3.5:</i> <i>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</i></p>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.

	<p><i>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). <u>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.</u></i></p> <p><i>Paragraph 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. However the HDPF is currently under review.</i></p> <p><i>Adding an additional paragraph, Paragraph 3.11: <u>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.</u></i></p>		
<p>Monitoring and Review of the Plan</p>	<p><i>Monitoring and Review of the Plan</i></p> <p><i>Paragraph 4.5: The HNP will be monitored on an annual basis. The objectives and measures will form the core of the monitoring activity but other data collected and reported at a Parish level relevant to the plan will also be included.</i></p>	<p>HDC agree with the Examiner’s recommendation.</p> <p>The word ‘district’ is added after Horsham and before Local to Paragraph 1.12 for the purpose of clarification.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

<p><i>Paragraph 4.6: Henfield Parish Council also proposes to complete a formal review of the HNP every five years. This could coincide with the review of the Horsham Local Plan if this cycle is different.</i></p> <p><i>Adding an additional paragraph to Section 1</i></p> <p><i>Paragraph 1.12: <u>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.</u></i></p> <p><i>Adding an additional section (two paragraphs) to the end of Section 6</i></p> <p><i>Paragraph 6.6: <u>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 District Local Plan. Once adopted the Local Plan will replace the Planning Framework. The Parish Council has decided to proceed with current neighbourhood plan and for it to be submitted and examined against the currently adopted Horsham District Planning Framework.</u></i></p> <p><i>Paragraph 6.7: <u>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.</u></i></p>		
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