



Henfield Neighbourhood Plan 2015-2035



Published by Henfield Parish Council
under the Neighbourhood Planning (General) Regulations 2012.

August 2015

Henfield Neighbourhood Plan 2015-2035

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Foreword

Dear Residents,

Welcome to Henfield's Neighbourhood Plan. 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.

The Plan rests fundamentally on our previous Henfield Parish Design Statement (published December 2008). This information 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 two years. We have also talked to planning professionals, landowners, developers, local organisations, local health professionals, neighbouring Parish Councils, the District Council and the 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. But 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. The Plan therefore encompasses your wishes by proposing small developments spread throughout the Parish, primarily of modest-sized houses. We believe that the Plan addresses all of the key issues expected to face Henfield in the next 20 years.

Now that this Plan has formally been adopted by Henfield Parish Council, submitted to and approved by Horsham District Council and passed at an examination by a Government appointed Inspector, it finally comes to you for a referendum. If more than 50% of people voting agree to accept the plan, then it will then be formally adopted as part of the statutory development plan for the area. This statutory status gives Neighbourhood Plans far more weight than other local documents such as Community Plans and Village Design Statements, and will sit alongside Horsham District Council's Local Plan. These two Plans together with the Nation Planning Policy Framework (NPPF) will determine planning decisions made in our Parish for the lifetime of the respective Plans and help shape our own future.

Producing this Plan has been a huge, and at times, challenging task, and on behalf of all residents, I would like to thank those who have voluntarily given of their time and interest to create this Plan from scratch. Thanks go to many people: to everyone in the Parish who helped to write this Plan by filling in questionnaires, attending Open Days and offering views; to all members of the Focus Groups who in the early days, researched and collected much information about the Parish; to the Steering Group members who have devoted a great deal of time and energy in order to move the Plan forward; to the Parish Clerk and Council staff for their unfailing support; to our planning consultants in AirS and rCOH ; and to officers of Horsham District Council.

Thank you for your support throughout. It now remains only for the decision from you to adopt the Plan at Referendum.

Ray Osgood, Chair, 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 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.

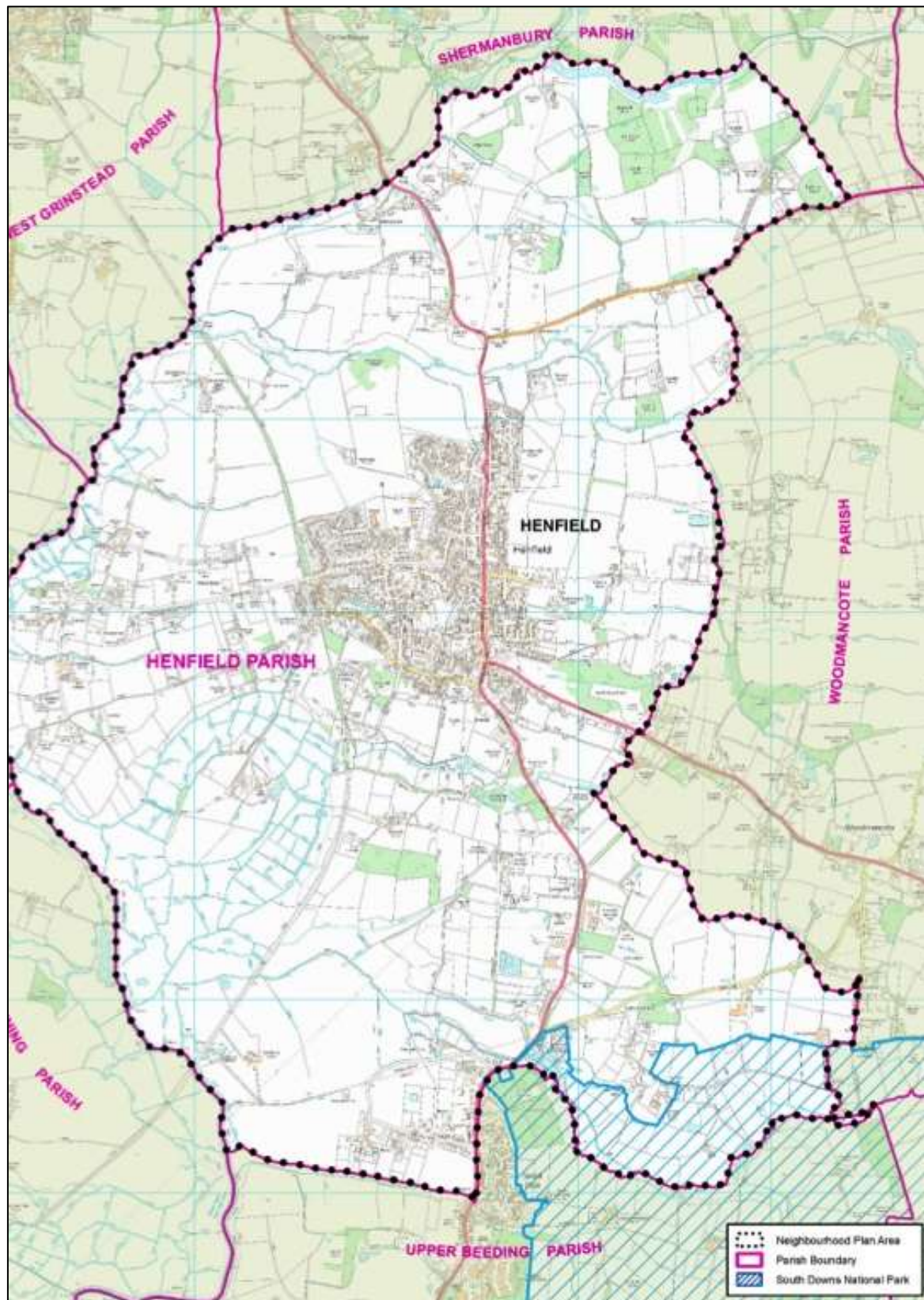
1.2 The boundary of the Henfield Neighbourhood Area is shown on page 6. A small area in the south east of the Parish lies within the South Downs National Park. The village of Small Dole is divided between the Parishes of Henfield and Upper Beeding. On 7 November 2013 a Memorandum of Understanding was signed between Henfield and Upper Dole 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. In addition a Small Dole Focus Group was set up jointly under Henfield Parish Council and Upper Beeding Parish Council, as part of the Neighbourhood Plan programme to enable all of the residents of Small Dole to have direct input into the emerging plan.

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 states:

"Neighbourhoods should develop plans that support the strategic development needs set out in Local Plans ... (and) ... plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan." (para. 16)

"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications." (para. 183)

"Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan ... Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies." (para. 184)

"Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict." (para.185)

The Plan Preparation Process

1.6 The process of preparing and seeking final adoption of the HNP has been in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by Henfield Parish Council. In March 2015 Henfield Parish Council submitted the Henfield Neighbourhood Plan to Horsham District Council for approval and then for independent examination.

1.7 The process up to submission comprised three main stages:

- State of the Parish Report June 2014, summarising all the evidence provided by the Focus Groups and others, on which the HNP is based; the Housing Needs Surveys 2008 and 2014; analysis of public Site Examination meetings 19 and 26 August 2014; and analysis of comments received at Open Day events 24 and 25 October 2014.
- Pre-Submission HNP – documentation comprising the vision, objectives,

- policies and the Proposals for a seven week public consultation period
- Submission HNP – documentation 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 The HNP has been subject to independent examination and, will now 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 The local community has been consulted extensively. Focus Groups of local residents were 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 published for public consultation for a seven week period. The results of the public consultation are published in The Henfield Neighbourhood Plan Consultation Statement – March 2015.

1.11 The Henfield Neighbourhood Plan has been amended in the light of comments received from statutory consultees, land owners/developers and local residents. The revised plan was approved by Henfield Parish Council on 10 March 2015.



2. Parish Profile

Geographic and historic background

2.1 Henfield is categorised as 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 3 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 and Deer Park developments. The village has a present population of about 5,400.

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. 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.

2.6 However, farming in particular remains important within the Parish, and this is a reason why the Henfield Neighbourhood Plan concentrates development within the built-up area boundaries of Henfield and Small Dole. Henfield is relatively self-contained and self-sufficient economically with a good 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 and over 90 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 The usual resident population of the Parish is 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)

Housing¹

2.9 There are 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 are 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)

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>

- 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)

2.11 South of the Parish, in the adjoining parish of Upper Beeding, there is a large gypsy and traveller community at Hillside Park and adjacent land at Small Dole, comprising 24 pitches.

Biodiversity²

2.12 There are no Sites of Special Scientific Interest within the Parish and no Local Nature Reserves. The Parish does contain 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.

2.13 The Parish contains areas designated as Sites of Nature Conservation Importance (SNCI). These are:

- H02 Broadmere Common
- H03 Henfield Common
- H17 Oreham Common
- H21 Woods Mill - an open access reserve maintained by Sussex Wildlife Trust

2.14 To the south of Henfield lies the South Downs National Park, and a small part of the Parish lies within it. Part of the Parish also falls within the buffer zone of the High Weald Area of Outstanding Natural Beauty. 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.

2.15 Henfield 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 <http://magic.defra.gov.uk/>

Heritage³

2.16 The English Heritage 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.

2.17 There are no designated Scheduled Ancient Monuments in the area, nor locally listed buildings. However, the main part of the old village lies within the designated Henfield Conservation Area.

Community Views

2.18 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.

2.19 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 June 2014).

2.20 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 influence of land use planning and development decisions.

Strengths

- Henfield has an outstanding community feel, with over 90 active clubs and organisations.
- Henfield has a good and diverse commercial centre. There is a diverse range of retail outlets in the High Street, not centred around one large retail outlet; with free 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 strong 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.

³ <http://list.english-heritage.org.uk/advancedsearch.aspx>

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 person units wishing to downsize.
- Shortage of playing fields and allotments.
- Some areas of the Parish are prone to flooding.
- Limited areas available for parking in and around the High Street.
- Lack of a focal point for the village.

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 develop existing and new business parks around Henfield with 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 housing development.
- To preserve and develop the "green corridors" around and through the villages.
- To provide appropriate car parking for increased future need.

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 and waste water in particular.
- 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 noise, light and sewage 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 over the strategy and detailed content of the HNP.

3.2 The National Planning Policy Framework (NPPF) published by the Government in 2012 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 development plan for Horsham currently comprises the adopted 2007 Horsham District Core Strategy Development Plan Document along with some General Development policies and site specific policies. The HNP must be in general conformity with the strategic policies of the development plan as required by the Neighbourhood Planning (General) Regulations 2012.

3.4 However, the Horsham District Planning Framework (HDPF) will replace the Core Strategy 2007. The Proposed Submission version was published by HDC in May 2014 and was examined in November 2014, and further examined in July 2015. The examination and making of the HNP will take place before the HDPF is adopted, and will therefore lie alongside the Core Strategy 2007. The HNP also has sought to be in general conformity with the strategic policies of the emerging HDPF.

3.5 The Proposed Submission version of the HDPF contains a wide range of strategic and development management policies covering the twenty year plan period of 2011 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 ..." (para 2.11, p7).

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" (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 8 Employment Development – protecting existing employment sites and encouraging their appropriate expansion

- Policy 9 Rural Economic Development – encouraging development to promote local employment opportunities
- Policy 11 Vitality & Viability of Existing Retail Centres – defining Henfield as a 'Secondary Centre' in the District retail hierarchy
- Policy 12 Town Centre Uses - managing the mix of village centre uses
- Policy 14 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 24 Natural Environment and District Character – protecting the landscape, landform and development pattern of the District
- Policy 25 Countryside Protection – protecting the rural character of the countryside beyond defined settlement boundaries
- Policy 26 Settlement Coalescence – preventing development that will lead to the coalescence of settlements
- Policy 29 Protected Landscapes – identifying the setting of the South Downs National Park
- Policy 31 Quality of Development – ensuring development schemes understand and respond to their context
- Policy 33 Cultural & Heritage Assets – managing development affecting heritage assets like Conservation Areas and Listed Buildings
- Policy 38 Infrastructure Provision – ensuring that development schemes can be accommodated by the local infrastructure and contribute to improvements where necessary to ensure the proper planning of the area

3.8 These HDPF policies provide the framework, within which the HNP will ultimately sit. The HNP is in conformity with the emerging HDPF and also the Core Strategy 2007 against which the HNP was assessed. The HNP does not contain policy proposals within the South Downs National Park Authority area, only a small part of which falls within the designated neighbourhood area. Consequently, there is no analysis of the emerging 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; and up to 102 homes were permitted on appeal on land east of Manor Close; making a total of 244 dwellings (92 of them affordable). Added to this there is potentially another 232 dwellings (93 of them affordable) on land off West End Lane, depending on the outcomes of legal planning processes.

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. Henfield Parish was not considered a strategic site for major development.

Horsham District



Horsham District Council Preferred Strategy 2013 – Strategic Allocations

4. Vision, Objectives & Land Use Policies

Vision & Objectives

4.1 The Vision of Henfield Parish in twenty years' time has sought to capture the views and aspirations for the Parish, of all the community. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

- Housing - There is a programme of planned and controlled house building and other development, resulting in sustainable, integrated and sympathetic growth. Developments have been small scale and in a style appropriate to their location such that new housing has been assimilated into the village. Development has been of high quality and has provided a proportion of affordable housing for people with links to Henfield; and has created local employment opportunities. The provision of the necessary support services and utility infrastructure improvements have supported the development programme.
- Environment- The distinct village feel has been retained, and close links have been developed with the South Downs National Park. The historical and cultural character of the village, green space and surrounding landscape is valued, enhanced, and promoted ensuring an attractive place for communities, business and for welcoming additional visitors. Henfield will have improved its integration within the surrounding countryside by the retention and development of green access corridors. Agricultural land will have been preserved, and Henfield will be making greater use of local produce by encouraging local farmers to sell produce within the area.
- Infrastructure and facilities - There has been significant investment in infrastructure in advance of any development. The provision of health services; educational facilities; leisure facilities; superfast broadband; waste water treatment and other utilities have been appropriately enhanced to sustain the high quality of life and a vibrant village community.
- Transport - Henfield will have become a place that has retained its pleasant rural ambience and village feel, but has accommodated change to support a sustainable transport infrastructure that caters adequately for the private vehicle and improved public transport which offers a high quality, reliable and frequent service as a viable alternative to the private vehicle.
- Economy - There is a vibrant local economy that encourages local entrepreneurialism and employment; the setting up and supporting of new and home-based businesses. New businesses will have been established building upon the existing transport connections, and all businesses will encourage green means of travel. Superfast broadband communications and a diverse, resilient and flexible range of business premises will have provided good quality jobs; and the opportunity of living close to work. The village centre contains an enhanced range of businesses supporting the outlying communities, with adequate parking facilities nearby.

4.2 These objectives cover a range of economic, social and environmental issues. The Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) of the HNP has assessed the objectives to be compatible with the principles of sustainable development (see the separate SA/SEA 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/SEA identified no likely negative effects of the HNP pursuing these objectives.

4.3 They 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.

4.4 The HNP will be monitored by Horsham District Council and Henfield Parish Council on an annual basis as part of the Horsham Monitoring reports. 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 /SEAplan will also be included.

4.5 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.



Land Use Policies

4.6 This Plan covers the Parish of Henfield including that part of Small Dole that falls within Henfield Parish. This Plan is not about whether development should take place; it is about how any planned sustainable development should be carried out so that it is in harmony with its setting and makes a positive contribution to the local environment. It provides a context for new sustainable development based upon local character or sense of place. It is also designed to help manage the rate and scale of change.

4.7 The policies contained in this document are key. They set down guidelines under a variety of headings which anyone contemplating new development, extensions, replacement windows, roofs, boundaries, signs etc. should refer to and abide by. They are an essential aid to both the District and Parish Councils in considering development proposals of all forms.

4.8 The HNP contains a series of land use policies that focus on the settlements of primarily Henfield but also Small Dole, the successful delivery of which during the Plan period will achieve the community's vision for the Parish. It refers to the relevant Horsham District Council Planning documents and draws heavily on the Henfield Parish Design Statement, published in December 2008, and adopted by Horsham District Council as a Supplementary Planning Document.

4.9 It is not the purpose of the HNP to contain all land use and development planning policy relating to the Parish. Rather, it contains a series of policies that will be applied by Horsham District Council, as the local planning authority, alongside the relevant policies of the Horsham development plan and of the National Planning Policy Framework to determine planning applications. The silence of the HNP on a policy matter does not therefore mean that the matter is not important in the Parish but that the local community is satisfied that it will be addressed by other development plan policy.

4.10 Each policy is numbered and there is also a short explanation of the policy intent and a justification, including a reference to the relevant key evidence (which is listed in Appendix A). The evidence documentation is available either directly or via a link on the Parish Council's website.

Policy 1: A Spatial Plan for the Parish

The Neighbourhood Plan defines the Built Up Area Boundary of Henfield and Small Dole, as shown on pages 22 and 23. Development proposals located inside these boundaries will be supported, where they accord with the other provisions of the Neighbourhood Plan and the Horsham development plan.

Development proposals outside of these boundaries will be required to conform to development plan policies in respect of development in the countryside. Proposals will be resisted if they adversely affect the setting of the South Downs National Park or if they result in the loss of Grade 2/3a agricultural land. Only proposals for minor development of an appropriate scale will be supported on land west of the Downs Link, or on the southern escarpment of Henfield village.

4.11 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. There is a strong focus on reusing or changing the use of pre-used land within Henfield for new housing and mixed use schemes, rather than on continuing the incursion of the village into the surrounding countryside.

4.12 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, unless they are minor and appropriate to a countryside location. The adopted development plan documents establish the position in the settlement hierarchy of Henfield as a 'Category 1/Larger Village' and of Small Dole as a 'Category 2/Smaller Village'. Their respective Built-up Area Boundaries are defined on the maps on pages 22 and 23.

4.13 The key criteria for determining the right spatial strategy of the plan focused on sites within the Henfield boundary first, then identifying only sites that immediately adjoin the eastern boundary of the village, which is considerably closer to the majority of village services located on and around High Street. All other sites in the Horsham Strategic Housing Land Availability Assessment (SHLAA) and/or that responded to the Parish Council's call for sites have been excluded from further assessment if they did not meet these criteria (see the separate Site Assessments Report in the evidence base).

4.14 The policy is therefore consistent with adopted development plan documents 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. The adopted development plan documents allow for the expansion of settlements outside the defined built up area boundaries, provided proposals are provided for in a Neighbourhood Plan, amongst other requirements. More generally, Policy 14 of the emerging HDPF requires neighbourhood plans across the District to provide at least 1,500 of the 15,000 new homes required in the plan period 2011 – 2031.

4.15 This HNP policy is entirely consistent with the Horsham District Council's adopted strategic policies. Its proposed housing allocations are all either within or adjoining the defined Henfield and Small Dole boundaries. The small scale of each allocation, certainly in relation to the scale of recently consented schemes in Henfield, and the development principles included in each policy will ensure that the housing schemes will be appropriate to the two settlement types.

4.16 To accommodate some of these proposals, this policy modifies the built up area boundary of both Henfield and, to a lesser extent, Small Dole. The relevant Horsham District Council's adopted strategic policies promoting sustainable development inside the boundary and constraining development outside the boundary will continue to apply.

4.17 In overall terms, the indicative total number of houses specifically provided for in the HNP is approximately 137 new dwellings (including mixed-site allocations) 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 recent scale of housing developments built and consented in Henfield on the other. As the policy allows for sustainable development proposals in the form of windfall and other sites within the boundaries, the total number of dwellings consented over the plan period would be greater than the numbers resulting from the allocations of the HNP.

4.18 The Sustainability Appraisal/Strategic Environmental Assessment report⁴ 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 only allowing for modest development adjoining existing settlement boundaries performs significantly better than the alternatives.

4.19 One alternative was to confine development within the existing settlement boundaries and allocate no new sites on the edge of the village, which resulted in too few new homes being allocated, though scoring well on a range of environmental measures. Another was to confine allocations to all the edges of the village 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, in any event, would very likely put at risk the chance of securing a majority vote at referendum. The remaining alternative was to favour sites on the western boundary of the village that consolidate the recent consent at West End Lane. This too scored badly overall as any further significant development in that area, which lies furthest from the village centre, would place unsustainable pressure on the local road system.

4.20 In the final sentence in this policy, the phrase *minor development* means single dwellings, extensions to existing properties, necessary agricultural or essential utilities development where permission is required; and *appropriate scale* means in relation to landscape setting.

See Henfield and Small Dole Built-up Area Boundary Maps on pages 22 and 23.

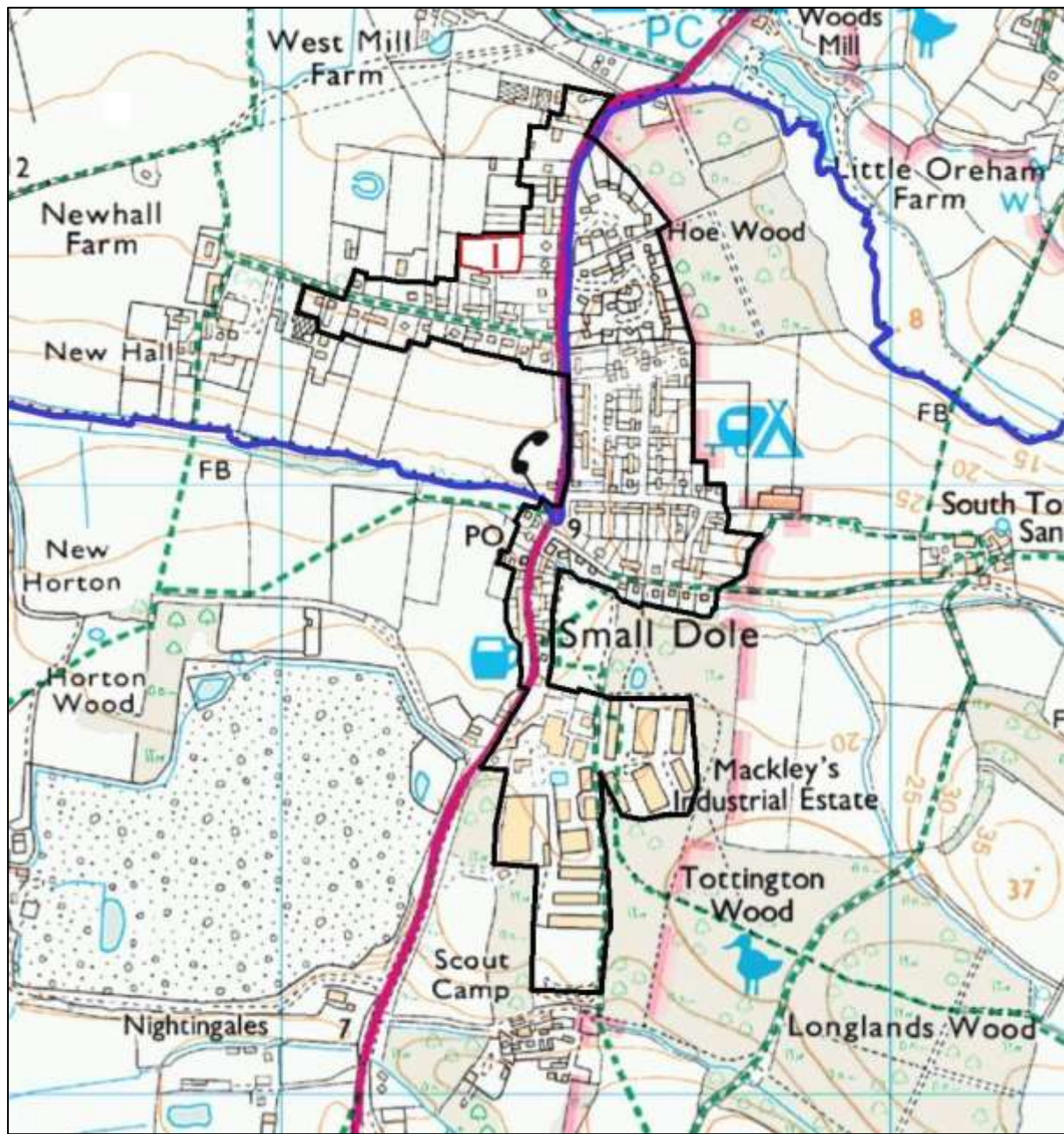
⁴ Henfield Neighbourhood Plan 2015-2035: Sustainability Appraisal

The map shows Henfield, a town in West Sussex, England. The town is bounded by a thick black line. To the north is Parsonage Farm and Parsonage Wood. To the east is the Wentley Hill Estate. To the south is Nep Town and Barrowhill Farm. To the west is Sandgate Nurseries and Little Betley. The map includes various landmarks such as a cemetery (Cemy), a school (Sch), and a sewage works. Roads are labeled with numbers and letters, including A281, A2037, A28, A27, A26, A25, A24, A23, A22, A21, A20, A19, A18, A17, A16, A15, A14, A13, A12, A11, A10, A9, A8, A7, A6, A5, A4, A3, A2, and A1. The map also shows various rivers and streams, including the Downs Link and the Rye River.

A – SE Tyres, High Street
B – Village Stores, Station Road
C – Bus Station, Station Road
D – Vinall's Business centre and NR Motorworks, Nep Town Road
E – Old Steam Mill, Dropping Holms
F – Post Office and Library Car Park, High Street
G – Land south of Bowls Club
H – Land west of Backsettown
J – Land east of Wantley Estate

Henfield Neighbourhood Plan 2015-2035

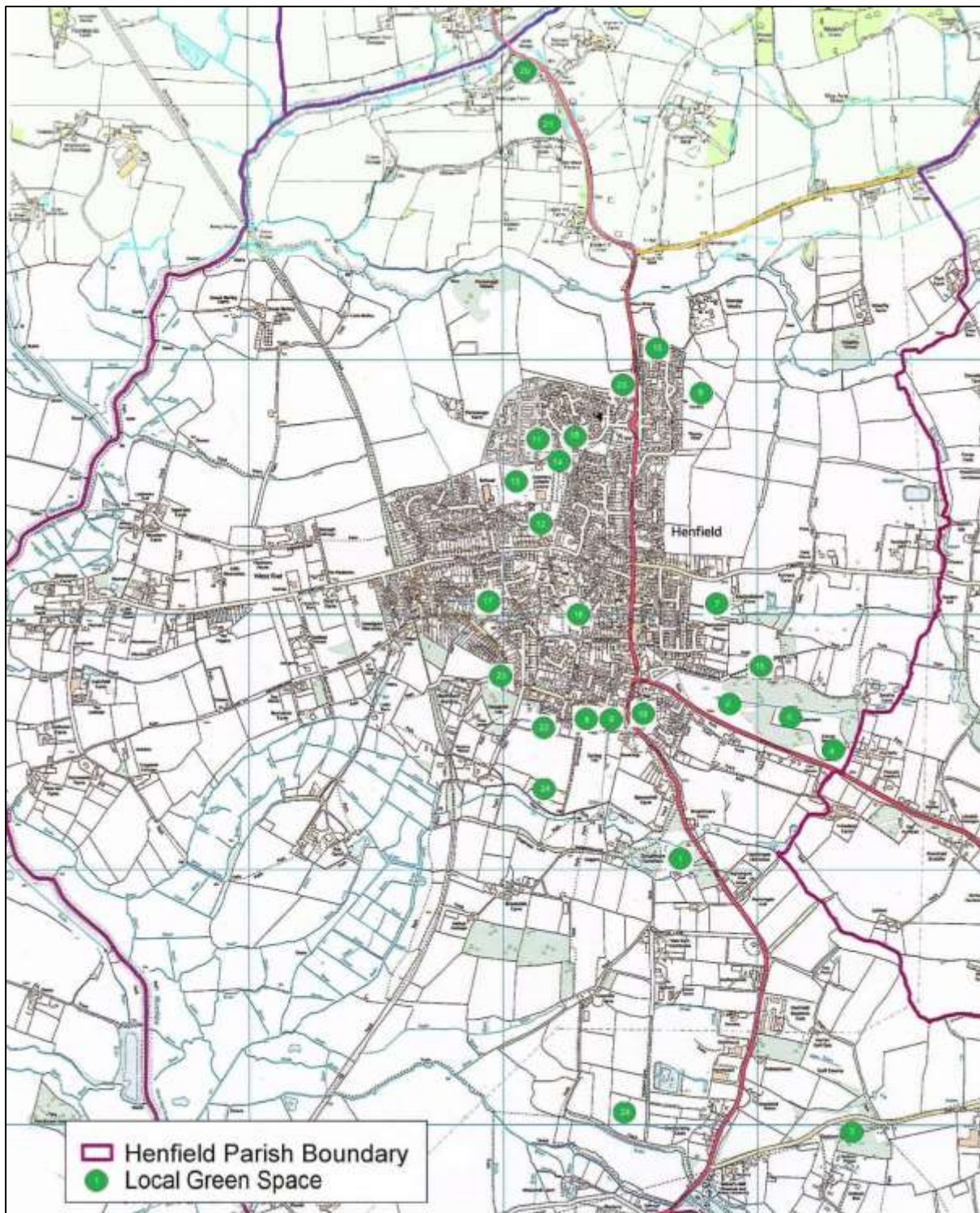
Small Dole Built-up Area Boundary and site



Key to site

- I - Highdown Nursery, Shoreham Road
- Parish Boundary

Map of Local Green spaces



For maps of individual Local Green Spaces, see Policy 15 Local Green Spaces.

Policy 2: Housing Site Allocations

Planning permission will be supported for residential development on the sites shown on Henfield and Small Dole Built-up Area Boundary and Sites Maps on pages 22 and 23); subject to the criteria identified against each site (see succeeding pages).

Development proposals will be expected to conform to the affordable housing policies of the Horsham development plan. They must also deliver a mix of housing types, with an emphasis on 2-3 bedroom houses suitable for young family households and on smaller bungalows and apartments suitable for older and disabled households.

The sites covered by Policy 2 are:

Site C – The Bus Station, Station Road, Henfield;

Site D – Vinalls Business Centre and NR Motorworks, Nep Town Road, Henfield;

Site G – Land South of the Bowls Club, off Furners Mead, Henfield;

Site H – Land west of Backsettown, off Furners Lane, Henfield;

Site I – Highdown Nurseries, off Shoreham Road, Small Dole;

Site J – Land east of Wantley Hill Estate, Henfield.

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

4.22 In each case, the policy establishes the key development principles that will enable a satisfactory scheme 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 Horsham District Development Plan and the requirements of the Highway Authority.

4.23 The policy also restates the requirement that all the allocation schemes 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 15 of the HDPF.

4.24 The Sustainability Appraisal/Strategic Environmental Assessment report has assessed this policy as having no significant environmental effects because 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. It assesses the loss of some employment land as having a neutral effect because the sites are not well-suited to ongoing employment use. Other potential employment sites have been identified in the plan.

Policy 2A: Site C - The Bus Station, Station Road, Henfield



Planning permission will be supported for residential development for approximately 7 dwellings at Site C - The Bus Station, Station Road, Henfield, provided the scheme design has regard to:

- i. ***the character and amenities of the local area; and***
- ii. ***ensures future access to the existing sewer for maintenance and upsizing purposes.***

4.25 This 0.146 hectare site is currently occupied by a small number of businesses working from what can be considered obsolete industrial units. It is expected that this land will become available for development during the life of the Plan. This site does not represent a key employment area, and business development is actively encouraged elsewhere within the Henfield Neighbourhood Plan area.

4.26 The estimate of 7 dwellings is based on a density of 50 dwellings per hectare. This site may be suitable for starter homes by way of low-level flats and maisonettes in which case a greater density may be achieved.

4.27 The site is accessed from Station Road. It is surrounded on all sides by residential areas. Development of this site for housing use will continue the regeneration of the old railway station and allied facilities.

Policy 2B: Site D - Vinalls Business Centre and NR Motorworks, Nep Town Road, Henfield



Planning permission will be supported for residential development for approximately 12 dwellings at Site D - Vinall Business Centre and NR Motorworks, Nep Town Road, Henfield, provided the scheme design has regard to:

- i. sustaining and enhancing the historic significance of the character and setting of the Henfield Conservation Area;***
- ii. the amenities of adjoining residential properties;***
- iii. the need for the dwellings to be limited to 2 storeys; and***
- iv. ensuring future access to the existing sewer for maintenance and upsizing purposes.***

4.28 This 0.249 hectare site is currently occupied by the Vinall Business centre and NR Motorworks. This site does not represent a key employment area. This site is not currently available but it has been indicated that this site will come forward during the second quarter of the plan when the current businesses will have the opportunity to relocate to the Henfield Business Park, or other defined industrial sites within the area, in accordance with Policy 4.

4.29 The estimate of 12 dwellings is based on a density of 50 dwellings per hectare. These dwellings would consist of 2-3 bedroom terrace and semi-detached, 2 storey homes, in keeping with the built environment.

4.30 There would be neutral traffic impact because of the existing industrial use. All new dwellings would need to meet the parking criteria as laid down in policy 7.

Policy 2C: Site G - Land south of the Bowls Club, off Furners Mead, Henfield



Planning permission will be supported for residential development for approximately 10 bungalows at Site G - Land south of the Bowls Club, off Furners Mead, Henfield, provided the scheme design has regard to:

- i. sustaining and enhancing the historic significance of the setting of the Henfield Conservation Area;***
- ii. the amenities of adjoining residential properties; and***
- iii. the need to achieve a satisfactory access without harming the amenities of local residents.***

4.31 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.

4.32 The site is within easy walking distance of the High Street and due to this it is suitable for about 10 small bungalows 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.

4.33 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 scheme which creates significantly more traffic would impact adversely upon existing residents. The proposed scheme has taken this factor into account.

Policy 2D: Site H - Land west of Backsettown, off Furners Lane, Henfield



Planning permission will be supported for residential development for approximately 25 bungalows at Site H - Land west of Backsettown, off Furners Lane, Henfield, provided the scheme design has regard to:

- i. sustaining and enhancing the historic significance of the setting of the Backsettown listed heritage assets;***
- ii. the amenities of adjoining residential properties on Furners Mead;***
- iii. providing satisfactory access without harming the amenities of local residents; and***
- iv. the requirement for that part of the site outside the built-up area boundary will not be used for development and is to be retained as green open space with a rural character either in agricultural use or as a publicly accessible amenity.***

4.34 This 3.1 hectare site is currently owned by a registered charity. Development of the whole site is unsustainable because of the restricted access and the impact on a listed building. While it is not possible to unlock the whole site, 1 hectare of the western portion of the site would be suitable for a low density, low level development of approximately 25 bungalows that will fit into the existing street scene. This would allow ageing local residents (of which Henfield has a higher proportion than both the District and National average) 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.

4.35 The remainder of the site 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. A master plan will be required that will include the relationship of open space to the proposed development and where appropriate links to the surrounding development to manage integration and best use of facilities.

4.36 The access constraints could be mitigated by alternative means such as a new access road which might be achieved by demolishing 21 Furners Mead which is a bungalow already in the ownership of the charity.

Policy 2E: Site I - Highdown Nurseries, off Shoreham Road, Small Dole



Planning permission will be supported for residential development for 11 bungalows at Site I - Highdown Nurseries, off Shoreham Road, Small Dole, provided:

- i. satisfactory access can be achieved to Shoreham Road without harming the amenities of local residents; and***
- ii. the design of the scheme has regard to the character of the local area.***

4.37 This 0.7 hectare site comprises 0.55 hectares of nursery use and 0.15 for access. Due to the small size of this site and no possibility of expansion, it is no longer viable as a commercial operation and being a compromised site is available for development. This site caters for the future housing needs of Small Dole village during the plan lifetime. 11 homes is a low density development of low level dwellings appropriate to the existing street scene in this part of Small Dole.

4.38 Access to the site from A2037 Shoreham Road will be via a new road being constructed as part of the Heatherdene development.

Policy 2F: Site J - Land east of Wantley Hill Estate, Henfield



Planning permission will be supported for residential development for approximately 40 dwellings at Site J - Land east of Wantley Hill Estate, Henfield, provided the scheme design has regard to:

- i. providing satisfactory access without harming the amenities of local residents;***
- ii. the requirement for that part of the site not used for housing to be laid out as a publicly accessible open space;***
- iii. screening from the sewage works; and***
- iv. the delivery of community facilities.***

4.39 This 4.64 hectare site is publicly owned and can be released for development in the third quarter of the plan's life when the development immediately to the south has been completed and assimilated into the local community.

4.40 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. The rest of the site is to be for community facilities such as allotments, sports facilities including pavilion: amenities which are lacking in this area of the Parish. A master plan will be required that will include the relationship of open space to the proposed development and where appropriate links to the surrounding development to manage integration and best use of facilities.

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

Policy 3: Mixed Use Site Allocations

The Neighbourhood Plan allocates land at the following locations for mixed use development schemes, as shown on Henfield and Small Dole Built-up Area and Sites Maps on pages 22 and 23, provided development proposals have regard to the development principles outlined for each site (see succeeding pages).

The Sites covered by Policy 3 are:

- Site A – Land at SE Tyres, High Street, Henfield;***
- Site B – Village Stores, Station Road, Henfield;***
- Site E – Old Steam Mill, Lower Station Road, Henfield;***
- Site F – Post Office and Library Car Park, off High Street, Henfield.***

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

4.43 In each case, the policy establishes the key development principles that will enable a satisfactory scheme 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.

4.44 The Sustainability Appraisal/Strategic Environmental Assessment report has assessed this policy as having no significant environmental effects because 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 new economic development.

Policy 3A: Site A - Land at SE Tyres, High Street, Henfield



Planning permission will be supported for mixed use at Site A - Land at SE Tyres, High Street, Henfield, provided the scheme design has regard to:

- i. sustaining and enhancing the historic significance of the character and setting of the heritage assets opposite on the High Street;***
- ii. sustaining and enhancing the historic significance of the character of the Henfield Conservation Area; and***
- iii. the amenities of adjoining commercial and residential properties.***

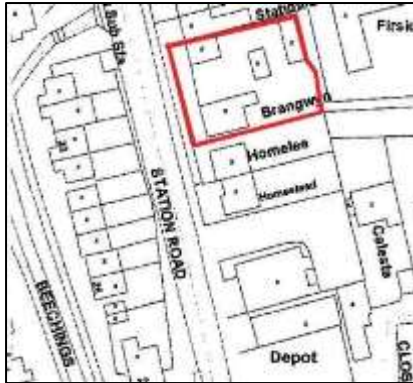
If this site is not developed for mixed use by 2020, the site will revert to employment/commercial use only.

4.45 This policy allocates land at the southern extremity of the retail centre of Henfield High Street for a mixed housing/commercial usage. The current owners of the site were prepared to relocate their business to more suitable premises within the Parish. This has not been possible; and the current owners have elected to retain their business use on the site, together with some residential development.

4.46 This development removes outdated, incongruous premises which are not in keeping with the surrounding street scene. The existing commercial premises are all related to the motor trade and as such the development will have limited impact on pedestrian retail usage.

4.47 Access to this site will not cause detrimental effects to High Street traffic because the site is already accessed for commercial purposes, and no increase in traffic is envisaged.

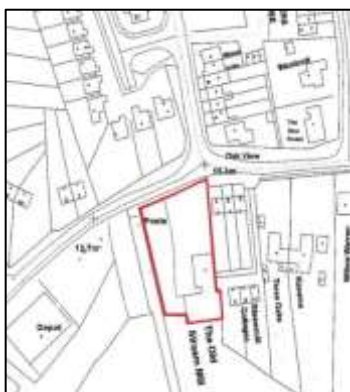
Policy 3B: Site B - Village Stores, Station Road, Henfield



Planning permission will be supported for development comprising 8 flats and 2 class A1 retail units at Site B - Village Stores, Station Road, Henfield.

4.48 This 0.087 hectare site is privately owned and immediately available for development. The development has access to the existing road network. This site does not represent a key employment area.

Policy 3C: Site E - Old Steam Mill, Lower Station Road, Henfield



Planning permission will be supported for development of approximately 8 dwellings, and some commercial use at Site E - Old Steam Mill, Lower Station Road, Henfield; provided the scheme design has regard to:

- i. **sustaining and enhancing the historic significance of the setting of the heritage assets at Mill End;**
- ii. **sustaining and enhancing the historic significance of the character of the Henfield Conservation Area;**
- iii. **the amenities of adjoining residential properties; and**
- iv. **ensures future access to the existing sewer for maintenance and upsizing purposes.**

4.49 There are no firm development proposals for this 0.16 hectare site, but it is anticipated that this site will come forward in the second quarter of the plan and will comprise a mixture of housing and commercial use suitable for small start-up businesses. This site does not represent a key employment area, and business development is actively encouraged elsewhere within the Henfield Neighbourhood Plan area.

4.50 Developing at a density of 90 dwellings per hectare, which is an acceptable development within an urban environment, the site would use 0.08 hectares to provide for 8 dwellings and leave 0.08 hectares for commercial use.

4.51 It should be noted that the Old Steam Mill is not a listed building, nor a non-designated heritage asset. The owner confirms that the conversion of the existing building would not be cost effective, and that categorisation as a non-designated heritage asset would not be practical.

4.52 The proposed development would be transport neutral. Any car parking will be accommodated on site.

Policy 3D: Site F - Post Office & Library Car Park, off High Street, Henfield



Planning permission will be supported for mixed use at Site F - Post Office & Library Car Park, off High Street, Henfield ; provided the design has regard to:

- i. the need to retain car parking spaces, and wherever possible to improve car park layout to increase the number of spaces; and***
- ii. the need for public conveniences and a bus shelter.***
- iii. sustaining and enhancing the historic significance of the setting of the heritage assets opposite on the High Street;***
- iv. sustaining and enhancing the historic significance of the character and setting of the Henfield Conservation Area; and***
- v. the amenities of adjoining commercial and residential properties.***

4.53 This site comprises 0.39 hectares. The car park element is currently owned by Horsham District Council and the Post Office is privately owned. In the past discussions between the two parties have taken place and whilst no agreement was reached at that time both parties have indicated their willingness for their sites to be included in the plan. This site does not represent a key employment area.

4.54 It is important that any development going forward would not result in the net loss of car parking spaces.

4.55 Future development could comprise mixed use development, and could include new public conveniences and bus shelter.

4.56 There is also the potential to include other interested parties in the area, for the mutual benefit of the scheme.

Policy 4: Employment Site Allocations

The Neighbourhood Plan allocates land at Henfield Business Park, Shoreham Road, Henfield (Site L) and land opposite (Sites M and N) for employment development, as shown on the Map of Parish Business Sites, provided:

- i. the design of the scheme has regard to its countryside location in respect of building scale;***
- ii. the landscape scheme provides effective screening of the development from the surrounding countryside.***

4.57 This policy is seeking to achieve sustainable economic growth across the Parish. A number of old industrial sites have been identified where obsolete buildings and the land they occupy could be better utilised over the Plan period. It is therefore important that suitable employment space is allocated in sustainable locations in the Parish by the further development of the Henfield Business Park.

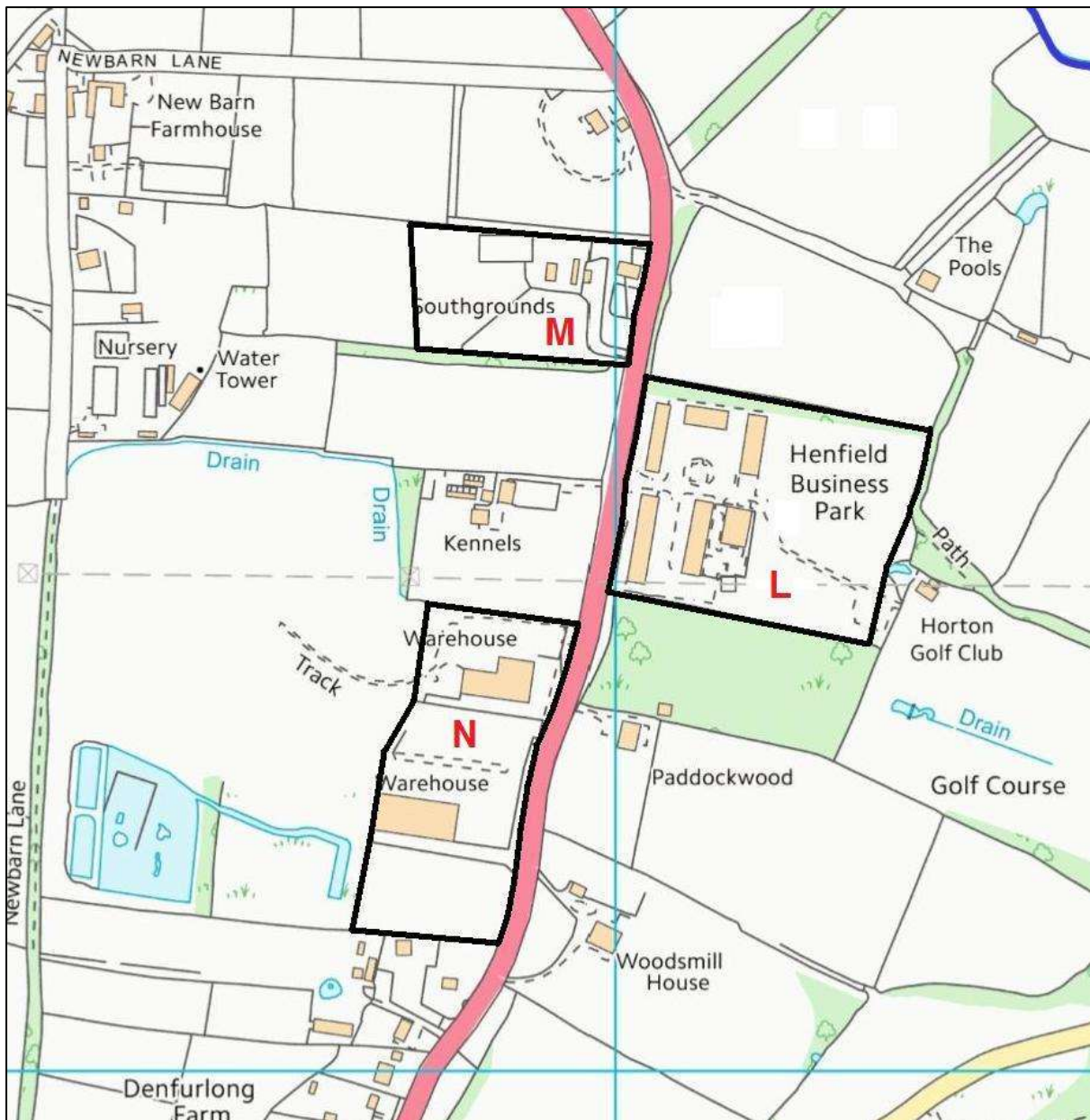
4.58 This policy also identifies additional Business Sites (sites M and N) on the opposite side of Shoreham Road. This more than compensates for the conversion of the industrial sites within Henfield village to residential use. The area within these allocated sites is considerably greater than the areas that will be developed for residential use as set out in Policy 2 and its sites allocations.

4.59 Further investigation will be carried out into the practicality of constructing a route dedicated to pedestrians, cyclists and those using mobility scooters between the Henfield Business Park and Henfield village.

4.60 Screening planting is not a solution to poor design and should not be used to routinely screen new developments where improved design which reflects local character would render this unnecessary. 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.

4.61 The Sustainability Appraisal/Strategic Environmental Assessment report has assessed this policy as having no significant environmental effects because all the proposed allocations are consistent with the spatial strategy of Policy 1. It assesses well in respect of encouraging new economic development.

Map of Parish Business Sites



Key to sites (Policy 4)

L – Henfield Business Park, Shoreham Road

M – Southgrounds, Shoreham Road (proposed, yet to be agreed)

N – Old Brickworks, Shoreham Road (proposed, yet to be agreed)

Policy 5: Development of New and Existing Employment Uses

Development proposals for new employment uses or to extend or intensify existing employment uses not covered by Policy 4 will be supported, provided:

- i. they are within the built up area boundary of Henfield;***
- ii. they can demonstrate they will lead to a likely increase in the number and quality of local employment opportunities;***
- iii. their transport assessment can demonstrate that the traffic generated by the proposal will have acceptable access to the principal Henfield road network the A281 and/or A2037;***
- iv. the scheme layout can meet the car parking standards of Policy 7 of the HNP;***
- v. the design, materials colour, massing, position within the site and landscape scheme is able to mitigate any 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.***

4.62 Policies 4 and 5 recognise 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 Neighbourhood Plan. The employment policies have regard to the Economic Growth Assessment Report which is available on the Horsham District Council website under Economic Development⁵.

4.63 Screening planting is not a solution to poor design and should not be used to routinely screen new developments where improved design which reflects local character would render this unnecessary. 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.

4.64 The Sustainability Appraisal/Strategic Environmental Assessment report has assessed this policy as having no significant environmental effects. It assesses well in respect of encouraging new economic development.

⁵ <http://www.horsham.gov.uk/planningpolicy/planning-policy/horsham-district-planning-framework-examination/background-documents-and-supporting-evidence>

Policy 6: Village Centre

The primary retail area in Henfield as shown on page 35 will be retained for residential, retail, service, office and leisure uses only.

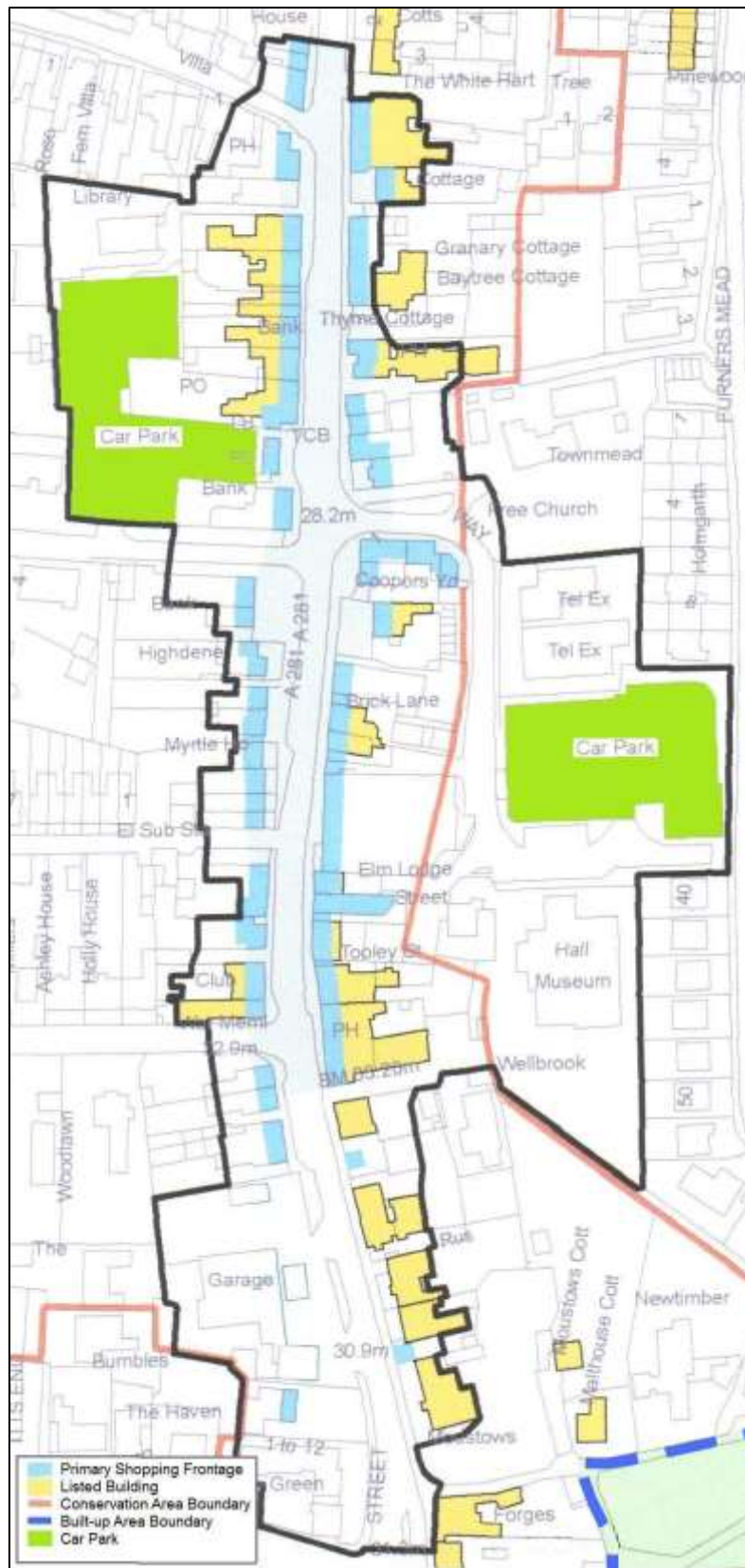
Proposals for new development and for alterations to existing buildings will be encouraged and supported where they have regard to:-

- a. the character and appearance of adjacent buildings in terms of scale, materials, lighting and fenestration; and***
- b. shop fronts respect the historic character of the street and use traditional materials wherever practicable.***
- c. shop signs are discrete and use traditional lettering forms practised by a sign writer and***
- d. in some cases discreet externally illuminated signs may be acceptable.***

4.65 This policy reflects the concerns of the business community and the local community more generally that the Henfield Neighbourhood Plan should bolster the viability and vitality of the village centre to continue to meet the needs of the village and the wider rural area.

4.66 The Sustainability Appraisal/Strategic Environmental Assessment report has assessed this policy as having no significant environmental effects. It assesses well in respect of encouraging economic development, reducing the need for non-car trips by sustaining local shops and enabling the conservation of the many heritage assets in the village centre.

Henfield Village Retail Centre



Policy 7: Car parking

Development proposals that will result in the net loss of public car parking facilities in the village centre will be resisted. Proposals that will result in additional public car parking facilities to support the village centre will be supported.

Proposals for housing development must provide for the minimum off-road car parking spaces, in a convenient location to the development, as follows:

- ***1.0 parking spaces per 1-bed unit;***
- ***2.0 parking spaces per 2-3 bed unit;***
- ***3.0 parking spaces per 4-bed units and above.***

Proposals for employment or leisure development must include adequate on-site parking provision, to avoid adding to current local road access problems.

4.67 Henfield is a strategic village providing shops and services not only for Henfield but also for the surrounding communities. Retaining and enhancing free 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.

4.68 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.

4.69 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 Henfield Neighbourhood Plan, but should such a site come forward, this Plan would support such a development.

4.70 The Sustainability Appraisal/Strategic Environmental Assessment report has assessed this policy as having no significant environmental effects. It assesses well in respect of encouraging economic development by protecting public car parking spaces for local shoppers.

Policy 8: Broadband

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

4.71 This policy supports the improvement of access to super-fast (fibre and copper based) broadband infrastructure and services across the Parish. In doing so, the 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.

4.72 The Sustainability Appraisal/Strategic Environmental Assessment report has assessed this policy as having no significant environmental effects. It assesses well in respect of encouraging economic development by supporting local businesses that require access to fast broadband services.

Policy 9: Education

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

Proposals for the change of use of existing educational buildings and land will be resisted unless alternative prior provision is made within or adjoining the built up area boundary of Henfield. Where such proposals are received supporting evidence will be submitted demonstrating the level of demand for the facility and the level of impact from the change of use or its removal, whether harmful or beneficial.

4.73 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.

4.74 The Sustainability Appraisal/Strategic Environmental Assessment report has assessed this policy as having no significant environmental effects. It assesses well in respect of protecting and supporting the growth of the existing school in the village.

Policy 10: The Henfield Hall (Village Hall)

Proposals for its extension or improvement will be supported provided they are consistent with other development plan policies.

Development proposals that will result in the loss of The Henfield Hall will be resisted. Where such proposals are received supporting evidence will be submitted demonstrating the level of demand for the facility and the level of impact from the change of use or its removal, whether harmful or beneficial.

4.75 Enhancement of this facility is a primary candidate for CIL funding.

4.76 This policy recognises the importance of The Henfield Hall to the community. It is the base for the Parish Council and Museum, and is heavily used by the local community.

4.77 The Sustainability Appraisal/Strategic Environmental Assessment report has assessed this policy as having no significant environmental effects. It assesses well in respect of protecting the village hall as an important cultural asset.

Policy 11: Medical Facilities

Proposals for the expansion of medical facilities, in particular pharmaceutical services, at the Health Centre are supported.

Proposals for the change of use of existing health/medical facilities buildings and land will be resisted. Where such proposals are received supporting evidence will be submitted demonstrating the level of demand for the facility and the level of impact from the change of use or its removal, whether harmful or beneficial.

4.78 This policy recognises the importance of the Medical Centre, dental services, day centre and other providers of health and well-being services to the community and surrounding area.

4.79 The range of health services available is valued by the community; and any expansion of these services would be supported.

4.80 The Sustainability Appraisal/Strategic Environmental Assessment report has assessed this policy as having no significant environmental effects. It assesses well in respect of protecting existing medical facilities to reduce the need of the local community to travel beyond the parish for these services.

Policy 12: Design

The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape, as defined in the adopted Henfield Parish Design Statement.

Development proposals will be supported, provided their design has regard to the following principles as appropriate:

- i. views into and out of the area of the Parish, and Henfield village in particular, make a significant contribution to its overall character and must be both preserved and respected in the design and positioning of any new development;***
- ii. in the setting to St. Peter's Church, schemes must comprise only minor development proposals of an appropriate scale;***
- iii. the form of an extension or alteration to an existing building should reflect the scale, design and layout of the building and its relationship with surrounding properties;***
- iv. materials should, as far as possible, match those of the original building and respect materials of adjacent or nearby buildings, notably those that reflect the predominant character of the area, i.e. plain clay roofing tiles, slate and tile hanging; red-brown handmade brickwork; wooden door and window frames;***
- v. schemes must have regard to the design and layout of traditional village housing and pay careful attention to street scene; variation in design within a development scheme of a number of dwellings is essential;***
- vi. the scheme layout should provide a safe and secure environment and have***

- regard to the amenities of neighbouring properties;*
- vii. innovative designs are to be encouraged, but must have regard to their surrounding to blend with the local character;*
 - viii. the scheme should preserve wherever possible open green space in the form of private front and back gardens, verges and allotments;*
 - ix. retention and enhancement of existing natural hedgerows and trees, and that they are not replaced by fencing or non-native hedging of little or no wildlife value;*
 - x. in roads with well screened frontages, the layout and landscape scheme must avoid the loss of tree cover or provide new tree planting within the site if a loss is unavoidable;*
 - xi. where the street frontage is characteristically open, the scheme should comprise no fencing, hedging or other forms of boundary which will undermine the open character;*
 - xii. business signs and other advertising must be kept to a minimum to sustain the rural character of the settlements; illuminated advertising signs and large advertising hoardings will be resisted;*
 - xiii. where there is open space in the form of private front and back gardens, verges and allotments, these shall be preserved to maintain their green and rural/semi-rural character;*
 - xiv. the importance of dark skies will be respected throughout the parish. Security and other outside lighting will be restricted or regulated to be neighbourly in its use regarding permitted development.*

4.81 This policy aims to preserve the character of the Parish, and provide a safe and secure environment for its inhabitants. This policy recognises the potential for development to have impacts on long distance views from high ground of the South Downs National Park to the south which need to be protected.

4.82 The Sustainability Appraisal/Strategic Environmental Assessment report has assessed this policy as having no significant environmental effects. It assesses well in respect of ensuring the design of new development contributes to the character and identity of the parish.

Policy 13: Transport and Access

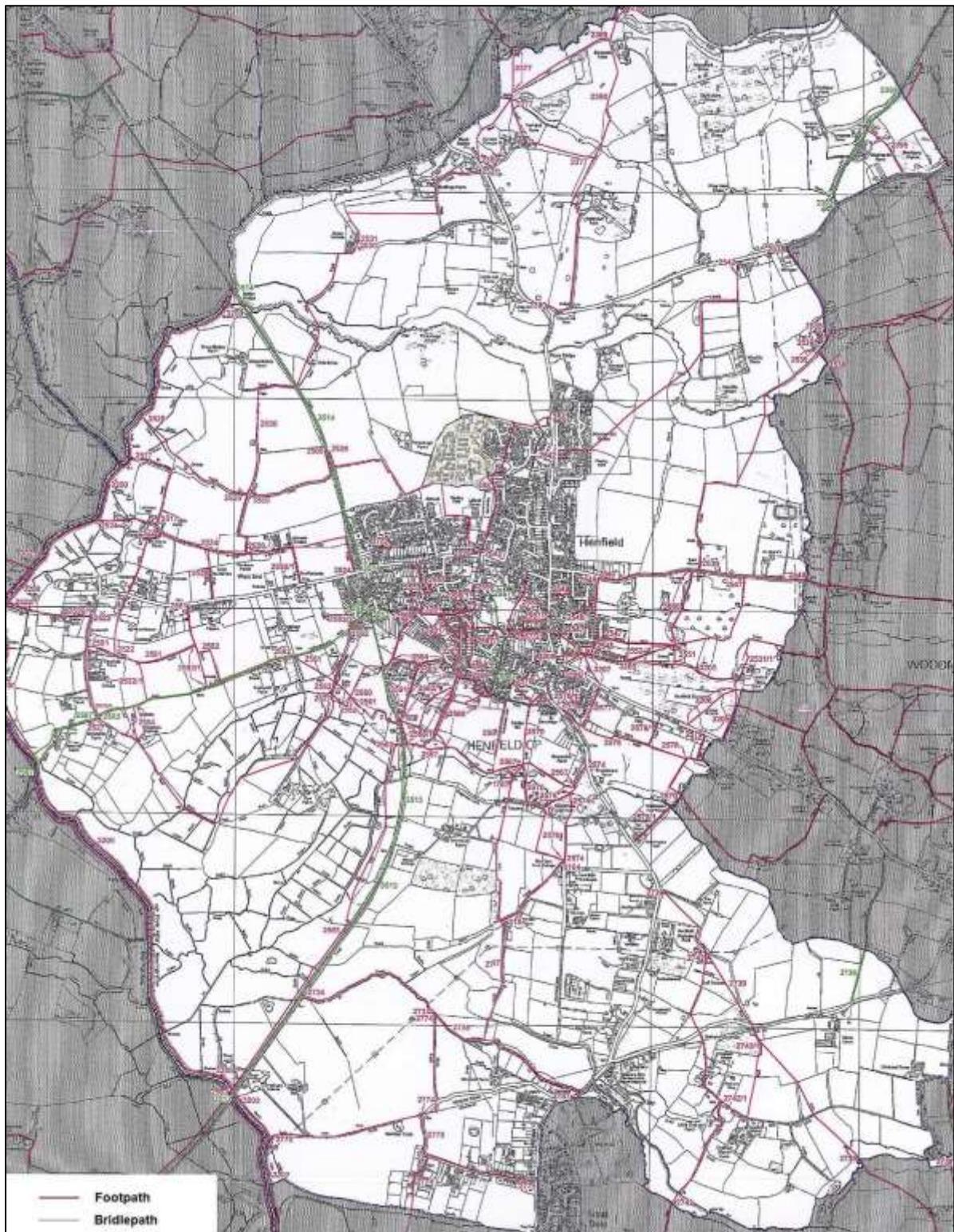
Development proposals will be supported, provided their design has regard to the following principles as appropriate:

- i. schemes that require road widening, the installation of mini-roundabouts, traffic lights, sight lines, speed humps or other such urban features must be strictly limited to essential traffic works only to sustain the rural character of the settlements;***
- ii. housing schemes must ensure that there is a safe pedestrian route for new residents to health and recreational services, and the school on the west side of the A281, or they must provide a safe crossing; and***
- iii. schemes must ensure the extensive network of footpaths through the village and into the surrounding countryside are protected and enhanced. Existing footpaths (twittens) must also be protected and opportunities realised to achieve new footpaths. Where this can be achieved, footpaths should be suitable for use by pedestrians, cyclists and mobility scooters.***

4.83 Henfield Parish has a considerable network of footpaths (see Map of Footpaths and Bridleways on page 46). 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.

4.84 The principles of this policy apply to all development proposals within the Henfield Neighbourhood Plan.

Map of Footpaths and Bridleways



4.85 Further investigation will be carried out into the practicality of constructing a route dedicated to pedestrians, cyclists and those using mobility scooters to the north of Henfield linking Parsonage Wood with the Downs Link and Chess Brook Bridge. Links to and from the village should be well signposted with information boards where the Downs Link meets Station Road and Sandy Lane indicating facilities available within the village. Discs could be used indicating route.

4.86 The Community Infrastructure Levy charge on future developments in the Parish will be used for a range of issues including to help sustain and improve the public transport links for Henfield.

4.87 The Sustainability Appraisal/Strategic Environmental Assessment report has assessed this policy as having no significant environmental effects. It assesses well in respect of ensuring the design of the highways works associated with new development contributes to the character and identity of the parish.

Policy 14: Green Infrastructure & Biodiversity

The historic commons, orchards, ancient woodlands, ponds and copses all form valuable green infrastructure assets of the Parish and development proposals must ensure they are protected and maintained, and wherever possible, enhanced.

Development proposals will be supported where they encourage recreational or tourism use of the River Adur and its immediate environs, provided that the rural beauty of the area is conserved or enhanced, and that appropriate measures are taken to mitigate any detrimental impacts. Development proposals throughout the Neighbourhood Plan area will be supported, provided their layout and landscape schemes have regard to the following principles as appropriate:

- i. existing hedgerows, trees and ponds must be retained wherever possible to encourage wildlife and for visual reasons; any hedgerow replacement must be with indigenous species, e.g. avoiding the use of coniferous plants;***
- ii. all schemes must consider providing for wildlife, particularly declining species such as swift, swallow, barn owl and bats;***
- iii. trees without Tree Preservation Orders and trees outside the Henfield Conservation Area are all important to the setting of the Parish and to wildlife; regard must be had to their retention or replacement with indigenous species to retain that setting;***
- iv. schemes must retain existing green corridors, ponds and other wildlife habitats and the opportunity for a landscape scheme to provide a green corridor to achieve ecological connectivity between open countryside and an existing wildlife habitat in a developed area, should be realised;***
- v. landscape schemes should provide for the effective screening of new developments, including providing for their ongoing maintenance.***

4.88 This policy refines Policy 30 of the HDPF and applies it to the specific characteristics of the Parish.

4.89 The Sustainability Appraisal/Strategic Environmental Assessment report has assessed this policy as having no significant environmental effects. It assesses well in respect of protecting and improving local biodiversity and landscape quality.

Policy 15: Local Green Spaces



The following sites are designated as Local Green Spaces:




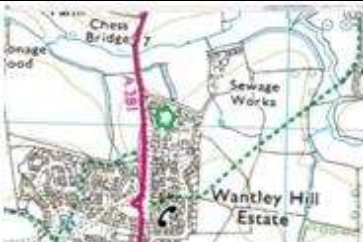

- 1 Broadmare Common, Henfield***
- 2 Henfield Common, Henfield***
- 3 Oreham Common, Henfield***
- 4 Cricket Field, Henfield***
- 5 Memorial Field, Henfield***
- 6 Land East of Wantley Hill estate, Henfield***
- 7 Land West of Backsettown, Furners Lane, Henfield***
- 8 Rothery Playing Field and strip of land along south of field, Neptown Road, Henfield***
- 9 Rothery Playground, Neptown Road Henfield***
- 10 Chess brook Playground, Wantley Estate, Henfield***
- 11 Deer Park Playground, greens, open spaces and buffer zones, Parsonage Farm Estates, Henfield***
- 12 Kings field Playground, Henfield***
- 13 Kings Field Playing Fields, Henfield***
- 14 Cemetery Extension, Deer Park, Henfield***
- 15 Sand Pit, Henfield Common North***
- 16 Tanyard, Cagefoot Lane, Henfield***
- 17 Batts Pond, Dropping Holms Henfield***
- 18 Deer Park Pond (Danny's pond), Henfield***
- 19 Borrer Bank, Barrowhill, Henfield and roadside verges on hill***
- 20 Bull Common, Mockbridge***
- 21 Picnic Area, Mockbridge***
- 22 Land in front of Southview Terrace, Henfield***
- 23 Verge East of Dropping Holms / Sandy Lane, Henfield***
- 24 Gresham fields, South of St James lane***
- 25 Copse bounded by Mallard Way, Chess Brook and A281, Henfield***








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.






Small parcels of land throughout the villages (other than those identified above as Local Green Spaces) which form Green Space within the built up area should be protected from any development.



Local Green Spaces

No	Land/Space	Size	Justification	Sitemap
1	Broadmare Common, Henfield	4.6 Ha.	Common Land	
2	Henfield Common, Henfield	13.6 Ha.	Common Land	
3	Oreham Common, Henfield	5.6 Ha.	Common Land	
4	Cricket Field, Henfield	1.74 Ha.	Cricket Club and Pitch	
5	Memorial Field, Henfield	1.90 Ha.	Football Pitch, Memorial Field and car parking area leased to Henfield Parish Council	
6	Land East of Wantley Hill estate, Henfield	4.64 Ha.	Agricultural and General Playing Field. Put forward for development by WSCC under Call for Sites.	

No	Land/Space	Size	Justification	Sitemap
7	Land West of Backsettown, Furners Lane, Henfield	3.1 Ha.	Open farmland Area to east of proposed building land to be maintained as green open space or agricultural land to protect listed building.	
8	Rothery Playing Field and strip of land along south of field, Neptown Road, Henfield	Approx 0.73 Ha.	General Playing field. Used by Henfield Football Club and public Strip of land along southern edge (King James's Lane Bank in ownership of HPC)	
9	Rothery Playground, Neptown Road Henfield	Within 0.73 Ha.	Designated Children's Play area	
10	Chess brook Playground, Wantley Estate, Henfield	Approx 0.05 Ha.	Designated Children's Play area. Adjoining open space owned by Saxon Weald	
11	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	

No	Land/Space	Size	Justification	Sitemap
12	Kings field Playground, Henfield	Approx 0.20 Ha.	Designated Children's Play Area	
13	Kings Field Playing Fields, Henfield	Approx 3.12 Ha.	Playing Field / Football Pitches / Skateboard Park, Tennis Club, Henfield Leisure Centre.	
14	Cemetery Extension, Deer Park Henfield	Approx 0.20 Ha.	Open Ground designated as an extension to the cemetery	
15	Sand Pit, Henfield Common North	Approx 0.32 Ha.	General use Small woodland and Recreational Field	
16	Tanyard, Cagefoot Lane, Henfield	Approx 1.05 Ha.	Small Field and Pond of Historical Importance	
17	Batts Pond, Dropping Holms Henfield	Approx 0.18 Ha.	Small Pond Fed By stream	
18	Deer Park Pond (Danny's pond), Henfield	Approx 0.12 Ha.	Small Pond Adjacent to Playground	

No	Land/Space	Size	Justification	Sitemap
19	Borrer Bank, Barrowhill Henfield and roadside verges on hill	Approx 0.12 Ha.	Conservation area. Contains wildflowers Noted by Sussex Wild Life Trust	
20	Bull Common, Mockbridge	Approx 0.02 Ha.	Common Land	
21	Picnic Area, Mockbridge	Approx 0.81 Ha.	Lay-by/Picnic Area	
22	Land in front of Southview Terrace, Henfield	Approx 0.12 Ha.	Continues below land owned by residents. View to and from South Downs National Park	
23	Verge East of Dropping Holms / Sandy Lane, Henfield	Approx 0.03 Ha.	Narrow Verge of Road View to and from South Downs National Park	

No	Land/Space	Size	Justification	Sitemap
24	Gresham fields, South of King James lane		Grazing land	
25	Copse bounded by Mallard Way, Chess Brook and A281, Henfield		Small woodland	

4.90 This policy proposes a number of important designated Local Green Spaces in the Parish, to be protected from development by the designation in accordance with the NPPF.

4.91 In each case, the designated green spaces are an integral part of the Parish and are 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 they are minor, they are ancillary to a public recreation use or they are required utilities' development.

4.92 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 space and playing fields that should be protected for future generations.

4.93 The Sustainability Appraisal/Strategic Environmental Assessment report has assessed this policy as having no significant environmental effects. It assesses well in respect of protecting important green spaces that contribute to the character and identity of the parish.

Policy 16: Allotments

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

- i. the land quality is suited to that purpose;***
- ii. the location is convenient for access by walking, cycling and car;***
- iii. there is sufficient land for loading and unloading by car and for car parking spaces suited to the scale of the facility; and***
- iv. there will be no loss of local amenity by way of noise or other disturbance.***

4.94 This policy recognises the importance of allotments as a community facility. The Sustainability Appraisal/Strategic Environmental Assessment report has assessed this policy as having no significant environmental effects.

Policy 17: Utility Infrastructure

New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community, subject to other policies in the development plan.

4.95 This policy recognises the importance of maintaining the essential infrastructure; and ensuring that adequate infrastructure is in place prior to any development.



5. Implementation

5.1 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

5.2 Most of the policies contained in the HNP will be delivered by landowners and developers. In preparing the HNP, care has been taken to ensure, as far as possible, that the policies are achievable.

5.3 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

5.4 Henfield Parish Council is keen for Horsham District Council to undertake an appraisal of the Henfield Conservation Area to assess the value in amending the existing boundary to include both the Victorian dwellings in Broomfield Road and Croft Lane as well as Eastern Terrace in Furners Mead.

Assets of Community Value

5.5 Henfield Parish Council intends 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.

Traffic & Transport

5.6 Henfield Parish Council will investigate ways in which any additional funding may be secured from Section 106 planning obligations and other sources to invest in the construction of a cycleway/mobility scooter route between Henfield village and the Henfield Business Park 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.

Infrastructure

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 the aim of this Neighbourhood Plan to reverse this trend.

Annex A – Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the Henfield Parish Council website's neighbourhood plan pages.

Henfield Community Action Plan (2011-2015)
Henfield Parish Plan (2004)
Henfield Parish Design Statement (2008)
Closing Report for the Housing & Development Focus Group (2014)
Closing Report for the Environment and Countryside Focus Group (2014)
Closing Report for the Community Facilities and Infrastructure Focus Group (2014)
Closing Report for the Transport and Traffic Focus Group (2014)
Closing Report for the Local Economy Focus Group (2014)
Closing Report for the Small Dole Focus Group (2014)
Henfield NDP Community Survey (2014)
Henfield NDP Housing Needs Survey (2008, 2014)
Analysis of public Site Examination meetings 19 and 26 August 2014
Analysis of comments received at Open Day events 24 and 25 October 2014
Site Assessment Report (2014)
Horsham District Core Strategy (2007)
Horsham District Planning Framework, Proposed Submission (2014)
Horsham District Council Infrastructure Study (2010)
Horsham District Council Landscape Capacity Assessment (2013)
Horsham District Council Landscape Character Assessment (2014)
Horsham District Council Strategic Flood Assessment (2007)
Horsham District Council Retail Healthcheck (2005)
Horsham District Council Sport, Open Space and Recreation Assessment (2014)
Crawley Borough Council, Horsham District Council, Mid Sussex District Council Employment Land Review Summary Report (2009)
Horsham District Council Retail Healthcheck (2005)
South Downs National Park, Preferred Options Document (2014)
South Downs Integrated Landscape Character Assessment (SDILCA)



