



## **HENFIELD PARISH COUNCIL** **PLANS ADVISORY COMMITTEE**

**Meeting of the Plans Advisory Committee held on  
Thursday 24th October 2024 at 7:00pm in the Henfield Hall.**

**Present:** Cllrs R Shaw (Chairman), D Grossmith, F Ayres, E Goodyear, J Jones and A May.

**In Attendance:** One member of the Public and Mrs B Samrah (Parish Administrator – PA).

### **MINUTES**

#### **1. DECLARATION OF MEMBERS' INTERESTS**

There were none.

#### **2. APOLOGIES**

There were none.

#### **3. APPROVAL OF MINUTES OF MEETING HELD ON 3<sup>RD</sup> OCTOBER 2024**

These were approved subject to the amendment that the land was gifted to Henry Bishop not by him. They were signed and dated by the Chairman.

#### **4. MATTERS ARISING**

1 APP/Z3825/W/24/3348204 Marthas Barn Warehouse - Confirmation of Representation(s) for – This was noted.

*The Chairman adjourned the meeting.*

#### **OPEN FORUM**

The member of the public said he was interested in listening to what was said about Planning Application numbers DC/23/0189 and DC/24/0864.

*The Chairman reconvened the meeting.*

#### **5. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman said that he had written his email to PAC members about the unhelpful Conservative leaflet because he had been approached by a number of residents who were concerned by the number of homes that they felt could be built in Henfield. He said that Cllr Potts had said that he was unaware of its contents until that time. He had said this was probably 'campaigning' in the run up to the WSCC elections. Cllr Potts had apologised and the Chairman said that he had accepted this apology.

Cllr Goodyear wondered what could be done to prevent this sort of thing happening again. Cllr Jones said that it was very damaging and felt like scaremongering. Cllr Grossmith said that he would have hoped that those whose photos were included would have been consulted. It was agreed that the Parish Council would not take this any further.

#### **6. CONSULTATION ON PLANNING APPLICATIONS**

DC/23/0189

Outline application for erection of a continuing care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 starter homes (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).

Sandgate Henfield Developments Ltd

**Objection – All Agreed. The Committee deemed that it fails to comply with the following:-  
Henfield Neighbourhood Plan (HNP) 2021**

**Policy 1: A Spatial Plan for the Parish**

**P1.2 The proposed development is outside the Built-Up Area Boundary (BUAB) and does not conform to HDPF policies**

**The site is outside BUAB, does not meet the criteria for development in the countryside to justify its location**

**Policy 10: Green Infrastructure and Biodiversity**

**P10.2 The proposed development does not seek to maintain or increase biodiversity,**

**P10.3 The proposed development does not enhance the amenity value of the existing landscape.**

**It does not enhance the site and its surroundings, nor positively contribute to the landscape character of the area**

**The Parish Council would like to draw attention to Henfield Housing Needs Assessment (Reviewed October 2017) prepared for The Henfield Neighbourhood Plan 2017-2031.**

**Section 3.7.1**

**Given the significant forecast increases in people aged 75+, it is appropriate for policy to provide support for a significant quantum of sheltered 30 and extra care 31 housing as part of the delivery of new housing**

**This estimates, using LIN's housing calculator produces the following additional housing:**

**conventional sheltered housing units = 11 (rounded);**

**leasehold sheltered housing units = 22 (rounded);**

**enhanced' sheltered units, split 50:50 between those for rent and those for sale = 4**

**extra care housing units for rent = 3 (rounded);**

**extra care housing units for sale = 6(rounded);**

**specialist dementia care homes = 1 (rounded)**

**Section 3.72 Retirement villages**

**220. It is important to note that there is no obligation for these all to be provided within the parish itself and clearly in some cases, such as providing a single specialist dementia care dwelling, it would not be economically feasible to do so. As such, these 41 specialist dwellings need not be thought of as all needing to be provided within the neighbourhood plan housing target- rather, there will be some overlap between these dwellings and the target, depending on the number that could be provided within the parish itself.**

**223. Given the numbers of units that result from the HLIN analysis, there is a need for appropriate housing for older residents and a careful assessment should be undertaken as to the suitability of the settlement for development of this kind. Accessibility to key services is an important consideration, as well as sustainable transport connections that enable staff to come and go. For this reason, other settlements in the area, such as Steyning, Worthing, Lancing or Shoreham may be more appropriate locations.**

**Henfield currently has 5 retirement/sheltered housing locations, 2 nursing homes and a day centre giving dementia care.**

**The application is contrary to the Horsham District Planning Framework, Specifically HDPF policies:**

- Policy 1 as it is not an identified site in the current Local Plan or Neighbourhood Plan - Policy 2 as it does not maintain the districts rural character; as not a strategic development; and does not focus development around Horsham**
- Policy 4 as it is not allocated in the Local or Neighbourhood Plan and would be the expansion of an existing settlement –**
- Policy 18 'Retirement Housing and Specialist Care' as it will not cater to those on lower incomes. It does not accommodate a range of needs, include some affordable provision or an appropriate financial contribution, and contribute "appropriate services and facilities". Also there is no evidence of how an exclusively over 65 age policy will be administered or enforced (unlike other retirement premises)**
- Policy 25 as it does not protect, conserve enhance the natural environment and landscape character; nor does it conserve or enhance the setting from the South Downs National Park to the south.**
- Policy 26 as it is outside the BUAB; does not support the needs of agriculture or forestry or extraction of minerals or disposal of waste**
- Policy 30 as there will be adverse impacts on the views from the South Downs National Park to the south**
- Policy 32 as it does not complement locally distinctive character and heritage of the district; or integrate with the historic surroundings of Dears Farmhouse and Camelia Cottage**
- Policy 34 as it does not make a positive contribution to the historic setting of Dears Farmhouse and Camelia Cottage**
- Policy 40 - Sustainable Transport. There has no access to public transport**

**The proposed development of a "retirement community of up to 72 units" has marked differences from that which is currently the standard for other retirement locations in Sussex**

**In the main retirement locations will be**

- Predominately apartments – the few cottages or bungalows have – 1½ floors and a ground floor bedroom (or study which could become a ground floor bedroom) or lift**
- Adapted for changing needs e.g. wider doors to be wheel chair accessible if required**

- Provide Communal gardens as opposed to private front and rear gardens
- Exclusively leasehold
- Provide one car park space per unit not two
- Have Age exclusive conditions
- Have access to public transport– as opposed to the one bus at start of day from the depot and one bus back to the depot at night as claimed by the applicant to be a bus service
- Provide onsite communal recreational facilities

**The Parish Council also questions the on-site “medical centre” which is a support building as the real Medical Centre for appropriate NHS Health care is a mile away.**

DC/24/0864

Field Of Dreams Betley Lane Henfield West Sussex BN5 9QT  
Construction of a wildlife pond (Retrospective).

Ms Gabrielle Gardner

**No Objection – All agreed. This committee questioned why the block plan had the access route marked in red causing ambiguity.**

DC/24/1443

77 Meadow Drive Henfield West Sussex BN5 9FG

Erection of a pitched single storey side extension between the existing residence and garage, installation of new doors and windows to the front and rear elevations.

Mr Peter Blood

**No Objection – All Agreed.**

DC/24/1471– Report from Tree Warden attached.

5 Chestnut End Henfield West Sussex BN5 9PG

Fell 1x Norway Maple.

Roger Smith

**No Objection – All Agreed. This committee suggests that a native species of tree is planted to replace this tree.**

DC/24/1527– Report from Tree Warden attached.

Flocktons Stonepit Lane Henfield West Sussex BN5 9QU

Surgery x1 Ash

Mrs Celia Emmott

**No Objection – All Agreed.**

## **7. APPEALS**

There were none.

## **8. PARSONAGE WOOD AS A NATURE RESERVE AREA**

To receive an update. It was agreed that it would be helpful to take a look at Parsonage Wood but that it was not pressing and could wait until the New Year. PA agreed to contact the developers and let them know.

**ACTION POINT: PA would liaise with the developers over a suitable date to visit in the New Year.**

## **9. HORSHAM DISTRICT COUNCIL – LOCAL PLAN**

The Chairman said that he felt HPC should consider writing to the owners of the land that had been identified for development in the Neighbourhood Plan (NHP) but for which no further information had come forward. In the recent meeting with Norman Kwan, he had indicated that Parishes which actively followed up such sites would be in a better position with regards to defending against speculative developments. It was agreed that this should be the course of action.

**ACTION POINT: The Chairman would prepare a letter to be sent to the owners of the land at sites B and D on the NHP and ask if there had been any progress.**

It was also agreed that it might be helpful to let residents know once any news was available such as when a major planning application had been considered by PAC in order to encourage pro-active involvement of residents.

The Chairman reminded all that the deadline requesting to appear at the Planning Inspectorate hearings was 1<sup>st</sup> November and it was agreed by all that the Parish Council should register for this.

**ACTION POINT: PA would register the council’s interest by the deadline. It was also agreed that the Chairman would prepare the written statement for the hearing by the deadline of 21st November.**

The Chairman said that he had been approached by the Campaign to Protect Rural Henfield (CPRH) who will be responding to the Planning Inspectorate.

*The member of public left at 8.07pm.*

## **10. CORRESPONDENCE**

- 1 Croudace - Invitation to view emerging proposals for new homes on Land to the East of Charlwood Drive, Henfield – Croudace had held an event in the Henfield Hall earlier in the week.
- 2 Email from landowner in relation to Croudace Proposal – This was noted.
- 3 HDC - Parish & Neighbourhood Council Planning Training - 24 September 2024 – This was noted.
- 4 HDC - Monthly Planning Compliance Team statistics for September 2024 – This was noted.
- 5 Email from a resident in relation to Tanyard Barn – This was noted.
- 6 Email from resident about Local Plan – This was noted
- 7 Email from resident in relation to Parsonage Farm development DC/21/2013 – This was noted.
- 8 Email from same resident Parsonage Farm development DC/21/2013 – This was noted.
- 9 Email from Cllr R Shaw – in relation to Conservative mailshot – This was noted.
- 10 HDC Weekly List of compliance cases received between 14–20th October 2024 – This was noted
- 11 Conservation Area notification email from HDC Tree Officer – This very helpful email was noted.

## **12 ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS**

Cllrs Goodyear and May felt that it would be useful to have discussions with both Woodmancote and Shermanbury Parish Councils. Cllr Goodyear agreed to contact with the Chairman of both Councils.

**ACTION POINT: Cllr Goodyear agreed to contact the Chairman of Woodmancote and Shermanbury Parish Councils.**

## **13 DATE OF NEXT MEETING**

Thursday 7<sup>th</sup> November 2024.

The meeting closed at 8.19pm.