



HENFIELD PARISH COUNCIL PLANS ADVISORY COMMITTEE

Meeting of the Plans Advisory Committee on Thursday 18th December 2025 at 7:00pm in the Henfield Hall.

Present: Cllrs R Shaw (Chairman), M Andrews, F Ayres, M Chandler, E Goodyear and J Jones.

In Attendance: Ms R Marwaha and Mr J Aylwin - Taylor Wimpey, Ms J Piper – Lucid Planning, Ms N Davies – Meeting Place, 30 members of the public and Mrs B Samrah (Parish Administrator – PA).

AGENDA

1. DECLARATION OF MEMBERS' INTERESTS

Cllr Jones declared an interest in planning application DC/25/0144 as the homeowner is known to her.

2. APOLOGIES

Were received from Cllr D Grossmith.

3. APPROVAL OF MINUTES OF MEETING HELD 4th DECEMBER 2025

These were approved. They were signed and dated by the Chairman.

4. MATTERS ARISING

There were none.

5. PRESENTATION FROM TAYLOR WIMPEY FOR LAND NORTH EAST OF HENFIELD

The Chairman introduced the members of the team from Taylor Wimpey and Ms Davies said that her company was supporting Taylor Wimpey but that this was at the early stages, she said that the numbers quoted in the local newspaper of 800 homes was incorrect; it was being proposed to build up to 500 homes.

Ms Piper said that the Government had announced a housing crisis 18 months ago and wanted more houses to be built to meet increased housing needs especially in the South. She said that Horsham District Council (HDC) had struggled to produce a Local Plan (LP) partly because of the problems of Water Neutrality. Once the LP had been produced and was examined it was stopped because of concerns that HDC hadn't co-operated with neighbouring areas. She explained that each authority had to show a five-year supply of housing and HDC only has one year's supply. It was suggested that another 9,000 were needed in the district. Other points raised were

- The time is right to bring forward the site for housing now
- There is land for 500 homes and there is no intention of increasing that number
- 45% of the homes would be affordable housing
- It was anticipated that it could link with the existing Henfield Trails and create riverside walks
- There would be two points of access, one off London Road and one through Charlwood Drive
- other homes would be separated by existing hedgerows
- It was proposed that there might be sports facilities or pitches, footways and cycle ways and especially geared towards young people
- It would link to the centre of the village
- It was likely that a planning application would be submitted in the Spring
- It was hoped that the river corridor could be restored and the area could be rewilded and create an increase in biodiversity.
- The developers said they would return to Henfield once the planning application had been submitted to enable further consultation and engagement
- All homes in the area would receive details of the proposed development in the New Year and would be consulted probably via a webinar
- The style of houses, brickwork would be finalised at a later stage but would be designed to match and work with the local vernacular in Henfield and produced in a Design Statement
- Majority of buyers would come from within 6 miles of the site
- Homes would be carbon neutral ready, there would be no gas on site, all would use air source heat pumps and underfloor heating, some would have solar panels
- There would be Electric Vehicle charging points for each home
- It is hoped that tanks could be installed to save water

The Chairman said that Henfield currently had 2,600 – 2,700 homes, the neighbourhood plan (NHP) would add a further 300 homes and that although planning permission had been gained on two sites, progress had been slower than the council would have liked. He added that there had been three speculative applications for 45 houses in

Small Dole, 70 houses at Sandgate Nurseries and 191 houses on land abutting this proposal. He said that the extra 500 houses being proposed would be a 20% increase in the size of Henfield in its own right, he asked what assessment would be carried out by the developers to determine the impact on, for example, the medical centre, school and car parks and how infrastructure would cope with increased numbers.

Mr Aylwin said that assessments would be carried out into education and medical needs, environment, highways and noise. Ms Davies added that the NHS and WSCC Education are statutory consultees and would insist on requirements as deemed necessary.

Cllr Ayres asked how affordable housing numbers worked. Mr Aylwin said that 45% of homes would be affordable housing and would remain as affordable even if resold. He added that some would be managed by a housing association and rented out rather than be sold, he said that some shared ownership might be offered. He added that affordable housing meant properties were offered at 80% of market rate.

Cllr Andrews asked where similar developments could be seen in Sussex and Mr Aylwin said he would send details. Cllr Goodyear asked about the mix of homes and added that Henfield needed smaller one and two bedroom homes and starter homes.

Ms Piper said that Taylor Wimpey would work with HDC on mix of homes and she said that there may be one and two bedded flats and maisonettes

The Chairman adjourned the meeting.

OPEN FORUM

One member of public asked why developers didn't talk to each other, he said the idea that two developments were proposing to use Charlwood Drive as an entry point (this development and Croudace) would cause traffic problems likewise entry to London Road from both this development and the Parsonage Farm development would be impossible without a roundabout. He said that it would cause problems at dentists and doctors. He feared that those coming in would be commuters to Brighton or London and would not become a part of Henfield and he worried that Henfield would no longer be the vibrant village it had been. He felt a more coherent plan for all developments would improve matters.

Mr Piper said that road layouts and entry points were always in agreement with WSCC rules

Cllr Goodyear said that it is tough because HDC do not have a LP, but she said that members of the public can and should have their say on new housing.

The Chairman said that if planning permission was granted he hoped that the development was at least the best that could be achieved.

The group from Taylor Wimpey left the meeting at 8.05pm.

The rest of the members of public left the meeting soon after with two querying item 10.4 on agenda.

The Chairman reconvened the meeting.

6. CHAIRMAN'S ANNOUNCEMENTS

There were none.

7. CONSULTATION ON PLANNING APPLICATIONS

CA/25/0144

Ashley House Cagefoot Lane Henfield West Sussex BN5 9HD

Fell 1 x Ornamental Pear.

Mrs Rose Sharp

No Objection – 5 agreed and 1 abstention.

DC/25/1460

Moustows Cottage Henfield Common North Henfield West Sussex BN5 9RL

Demolition of the existing log cabin and erection of a new garden room and covered pergola. (Householder Application).

Jo Mackinnon

No Objection – all agreed. This Committee notes the Tree Officer's comments.

DC/25/1980

Brooklands New Hall Lane Small Dole West Sussex BN5 9YH

Erection of 2 no detached single storey self-build / custom-build dwellings with associated works.

Mr Darren Seward

Objection – all agreed.

The Committee were extremely surprised that this application had been received immediately after a similar application had been refused by the National Planning Inspector on appeal (DC/24/1101). Similar issues existed with this application to the previous failed application that was also a backland development.

Policy 1 – this is not a strategic site in the Local Plan

Policy 2 – it is not a nominated site in the Neighbourhood Plan

Policy 3 – it is not within the existing built up area

Policy 4 – it is not a site allocated in the Local Plan or Neighbourhood Plan

Policy 25 – it does not protect or conserve or enhance the landscape of the District

Policy 26 – only permits development in the countryside where it is deemed an essential location

Policy 32 – it is not complimentary to the existing heritage of the area where there are no other backland developments

Policy 33.2 – there is loss of amenity to a neighbouring property

8. APPEALS

There were none.

9. NEIGHBOURHOOD PLAN

The Chairman suggested that this is looked at in the New Year and was agreed by all.

10. CORRESPONDENCE

- 1 HDC - Compliance Complaints 1 – 7.12.25 – It was noted that Cllr Potts had previously noted that HDC officers were reluctant to attend.
- 2 SDNPA - Placemaking review for National Park – This was noted.
- 3 Stonepit Lane – email from resident about the state of the road – The Chairman said that he would talk with Cllr Potts about these ongoing issues.
- 4 HDC – Planning Committee 16.12.25 – to consider erection of 29 dwellings etc at Land To The South of Furners Lane Henfield West Sussex updated circumstances regarding Water Neutrality – This was noted.

11. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

12. DATE OF NEXT MEETING

Thursday 15th January 2026.

The meeting closed at 8.30pm.