



HENFIELD PARISH COUNCIL **PLANS ADVISORY COMMITTEE**

Meeting of the Plans Advisory Committee on Thursday 16th July 2026 at 7:00pm in the Henfield Hall.

Present: Cllrs R Shaw (Chairman), D Grossmith, M Andrews, E Goodyear and J Jones.

In Attendance: Cllr S Leader, Mr T Warder - Action in Rural Sussex (AiRS), Mr S Bailey - Campaign to Protect Rural Henfield (CPRH) and Mrs B Samrah (Parish Administrator – PA).

MINUTES

1. Declaration of Members' Interests

There were none.

2. Apologies

Were received from Cllrs F Ayres and M Chandler.

3. Approval of Minutes of the meeting held on 25th June 2026

There were none.

4. Matter Arising

- 1 Registering an Interest in Community Assets – It was agreed that this would be carried over to the next meeting.

The Chairman adjourned the meeting.

Open Forum

There were no members of the public present

The Chairman reconvened the meeting.

5. Presentation from Tom Warder, Chief Executive of Action in Rural Sussex

The Chairman welcomed Mr Warder to the meeting and explained that they had spoken earlier in the week to explain Henfield's requirement for affordable housing, social housing and shared ownership. The Chairman added that permission had already been granted for approximately 600 houses in Henfield and permission may be given for more over the lifetime of the Local Plan, when it gets approved.

Mr Warder said that Action in Rural Sussex (AiRS) is a Lewes based charity and part of the network Action with Communities in Rural England (ACRE) and are addressing issues of the disadvantaged in rural areas.

He said that AiRS was set up in 1931, with three aims:-

- working with communities and helping with community buildings
- helping people to live more active lives
- rural housing

He said that AiRS were currently involved with 10 schemes in West Sussex and 10 in East Sussex. He said that they are playing a major part in community lead housing and had set up the Sussex Community Housing Hub. He said that the Community Land Trust (CLT) was also involved with these developments which would lead to homes that were: -

- Community owned and controlled
- Open and democratic
- Permanent affordable
- Not for profit – any money is for the community, no dividends
- Long term stewardship of land
- Owning land for nature,

Mr Warder mentioned a project in Icklesham with 15 homes (12 for rent, 3 bought) built in 2023 on land abutting the built-up area, that would not ordinarily be built on. He said that sometimes the landowner might be offered a plot.

He said that affordable housing is for those who could not normally afford to buy or where rent is set by local authorities and approximately 40% - 80% of open market values.

He said that the offer of homes is decided by housing authority looking after a development with rules decided in advance.

CLT's do much work to get to planning permission and then sell to a housing association for a nominal amount. There may also be a small ground rent charged per home. Mr Warder said that CLT and AiRS had been involved with development that had already been agreed in a Neighbourhood Plan (NHP). There were schemes in Ringmer, Herstmonceux and Arundel.

Mr Warder said that local authorities sometimes offered grants for these sorts of projects or that S106 money can be used.

The Chairman thanked Mr Warder and said that there was much to discuss within the Parish Council. Mr Warder said that AiRS would be very happy to assist in the future and that AiRS have agreement with HDC to get involved with projects early and in the discussion and that HDC fund the support. He added that he would be very happy to prepare a guide if required.

Mr Warder and Cllr Leader left the meeting at 7.44pm.

The Chairman then brought forward discussion on the NHP.

6. Chairman's Announcements

There were none.

7. Consultation on Planning Applications

DC/26/1013

Tempus Fugit New Hall Lane Small Dole West Sussex BN5 9YH

Demolition of existing conservatory and erection of a single storey rear extension with reduced first floor terrace above, revised fenestration, roof lanterns, front porch and associated landscaping works.

Georgina McLeod

No Objection – all agreed.

CA/26/0081

Chattels Cagefoot Lane Henfield West Sussex BN5 9HD

Fell x 1 Bay (Works to Trees in a Conservation Area)

Christopher Sharpe

No Objection – all agreed.

8. Appeals

- 1 Planning Inspectorate Reference: 6011851 (DC/25/1980) Written representations by 5th August 2026
Brooklands New Hall Lane Small Dole
Erection of 2no. detached single storey self-build / custom-build dwellings with associated works.
Mr Darren Seward
It was agreed that the Chairman would prepare a statement.

9. Neighbourhood Plan

The Chairman said that the draft HDC Local Plan allocates 450 houses with Taylor Wimpey development and 9 houses in Small Dole. He added that consultation opened this week and would close on 24th August. Cllr Goodyear said she had already looked at the consultation response form and said it was lengthy, difficult to follow and required specifics.

The Chairman said that he believed it would only be necessary to comment on the two Henfield/Small Dole development and the impact these will have on the infrastructure alongside the other developments planned.

The Chairman said that he thought that the Planning Inspector would be interested in hearing if there were conditions and infrastructure required for these developments, given that 600 houses had already been granted permission but had not yet been built and the Local Plan allocation would be on top of this.

Mr Bailey said that as HDC had rejected these sites previously, they might accept additional sites which had previously been rejected. He stressed the need to look at Henfield's infrastructure requirements; Charlwood Drive was the expected roadway to the three developments behind Wantley Hill adding 600 – 700 homes and possibly more than that number of cars using roads that were not designed to take that level of traffic. He felt an access point on the Main Road with a roundabout that could also be used by those in the Parsonage Farm development should be agreed on before any work started.

He said that sewage would be a problem as there are already regular spills into Chess Brook. He added that without a plan to upgrade or improve the current sewage system there would be problems. Mr Bailey said that

the developments should be looked at together and that developers collectively needed to cooperate with each other.

He said that home buyers may not be local but travel to surrounding towns or city and therefore an improved bus service would be needed for connectivity throughout the county especially to towns with train stations. He added that the High Street especially at the junction with Church Street would get congested at peak times. He questioned whether the car parks could cope with additional cars. It was suggested that if Henfield was to increase and become a town there would be a need greater infrastructure.

Cllr Leader rejoined the meeting at 7.55pm.

The Chairman said that the Planning Examiner would need to hear what facilities/infrastructure Henfield needs and it must be evidence based.

It was considered that Traffic Surveys would be difficult to achieve by the end of August, but it might be possible to use the evidence from the Speed Indicator Devices or a traffic expert. Cllr Goodyear suggested looking at other websites which might have details of accidents or blackspots on the roads.

The Chairman agreed to look at allocating roles to members of the Committee. Cllrs Goodyear and Jones said that were looking at Infrastructure Delivery Plan (IDP) the following week

The Chairman suggested that the NHP should be revisited early next year when Local Plan has been made. He added that CIL is liable when planning permission is granted and payable when buildings are complete.

The Chairman thanked Mr Bailey for his time and research and asked for any other details that he thought pertinent to forward to the Parish Council. Mr Bailey wondered whether there was a register of those seeking social housing at HDC.

Mr Bailey and Cllr Leader left the meeting at 8.11pm

10. Horsham District 2045: Notice of Scoping Consultation and Call for Sites – circulated 1.7.26– This was noted.

11. Correspondence

- 1 HDC - Local Plan - 2023-2040 – This was noted.
- 2 HDC - Compliance Complaints Received 29.6 – 5.7.26 – This was noted.
- 3 HDC - Monthly Planning Compliance Team statistics for June 2026 – This was noted.
- 4 Email with photos of work at Kidders Lane – circulated 7.7.26 – It was agreed that the PA would send details to Planning Enforcement at HDC.

ACTION PLAN: PA to notify HDC with accompanying photos .

- 5 Possible housing numbers – circulated 8.7.26 – This was noted.
- 6 HDC - Local Plan Main Modifications Stage - 13 Jul to 24 Aug 2026 – – This was noted
- 7 DC/26/0638 - additional comments from residents' group – circulated 13.7.26 – The Chairman said that he felt it was important to note this within submission for the Local Plan.

ACTION PLAN: The Chairman would ensure that this was included in comments on Local Plan.

12. Any other Urgent Matters to be raised by Councillors

Cllr Grossmith queried work being carried out on a house on the Shoreham Road and suggested that HDC should be contacted.

ACTION PLAN: PA to notify HDC.

13. Date of Next Meeting

Thursday 6th August 2026.

The meeting closed at 8.20pm.