

**ALLFORD
HALL
MONAGHAN
MORRIS**

West Sussex



Henfield Development Pack
January 2022

Existing Neighbourhood Plan

Neighbourhood Plan Allocation Area :

Currently allocated for 25 residential units

The Local Plan has some clear core ambitions, namely:

- a. **Adopted LP Policy 26: Sympathetic toward Countryside**
 - b. **Adopted LP Policy 43: Provision of Community Facilities**
 - c. **Adopted LP Policy 15: Meeting Local Housing Needs**
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- There are a number of constraints that negatively impact the ability to deliver homes on the allocated land, and especially to be delivered in a way that we can all be proud of in years to come.
 - We believe that through very focused and considered development to the east of the allocated area, there are a number of opportunities for Henfield and the local residents that can be realised, that also achieve the core ambitions of the Local Plan.

Existing Site Plan





**Neighbourhood
Plan Allocation
area**

Constraint 1

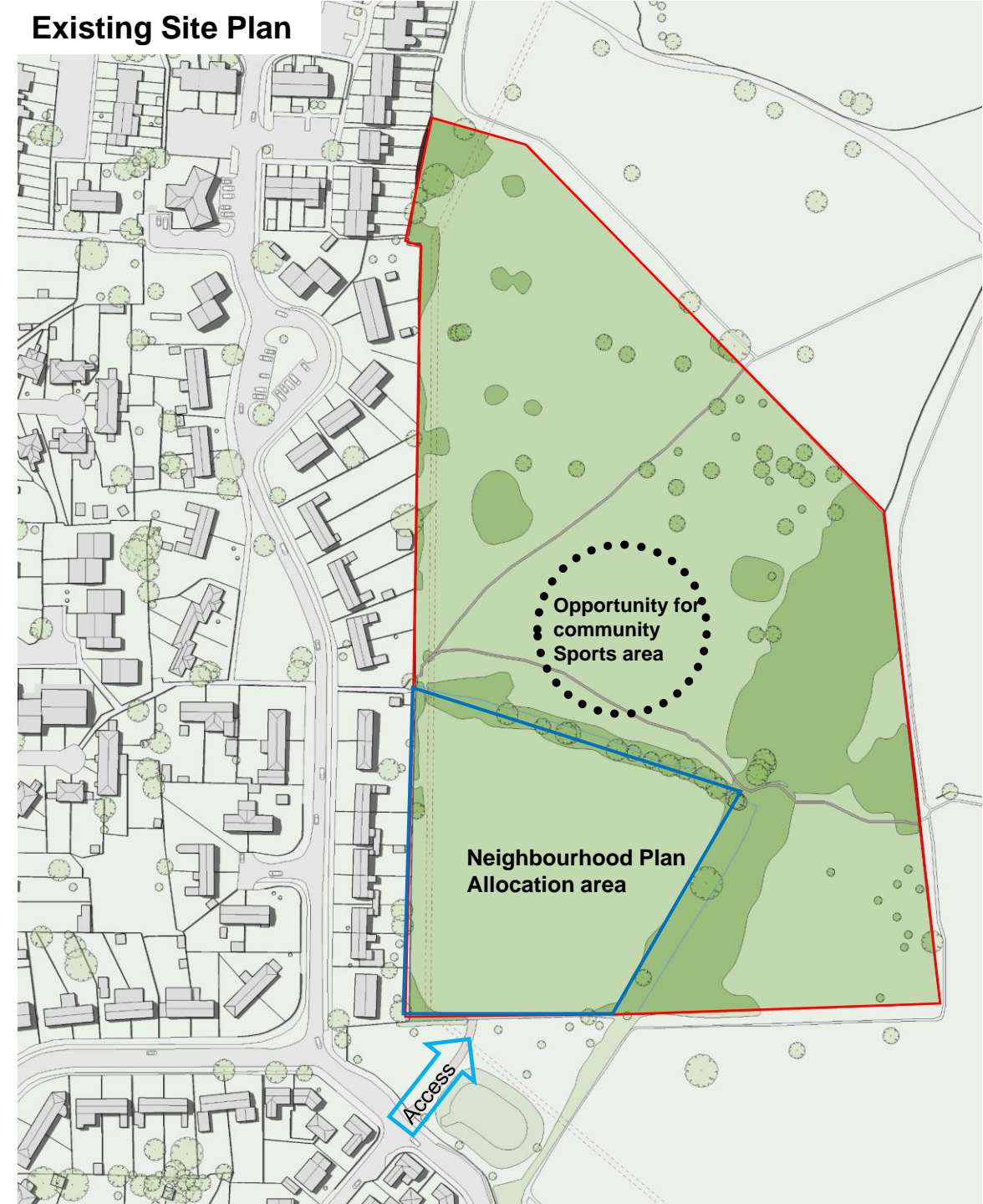
Ambition 1: Adopted LP Policy 43: Provision of Community Facilities

Constraint 1: Access to the North for community sports area

Regulation 15 Submission (October 2019) states that the Site provides an opportunity "To relocate the existing playing field situated on the southern part of the site to the northern part and to include identified need for sports facilities

Challenge = access to the north for tractor to maintain the field can only come through the allocated land, that requires a dedicated road of at least 3m width, in a location that would not negatively impact on the daily lives of the new residents – a big space requirement.

Existing Site Plan



Constraint 2

Power Lines

- Power lines owned by UKPN and have an easement of 3m, either side of the centre line.
- Creating 6m no build zone across whole land allocated for development.

Existing Site Plan



The Proposal

- Original proposal for 25 homes
- New proposal is 40 homes Providing additional 15 homes for Henfield.



The Proposal

Opportunity ①

Provide additional homes to contribute to Henfield's housing need

Opportunity ②

Additional homes to be delivered behind natural screen: no impact on views from Footpath

Opportunity ③

Create access to the Northern parcel to unlock provision of Playing Fields.



The Proposal



Opportunity 1

Support Henfield Housing Need

1 bedroom - 47 (31.97%)

2 bedroom - 30 (20.41%)

3 bedroom – 53 (36.05%)

4 bedroom – 17 (11.56%)

Proposed Mix

Private – 22 homes

Shared Ownership – 5 homes

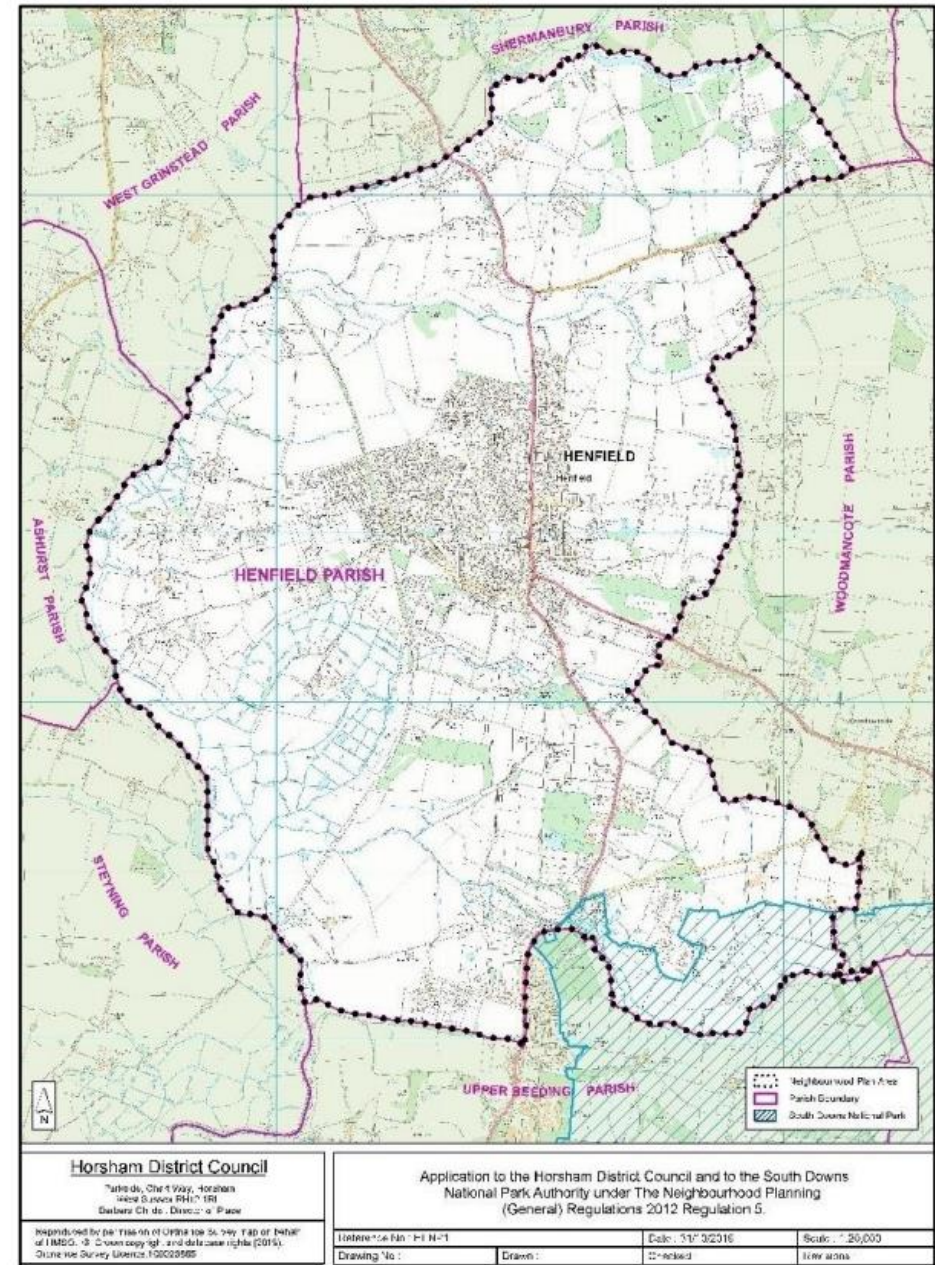
2 bedroom – 2

3 bedroom - 3

Affordable – 13 homes

2 bedroom – 6

3 bedroom – 7



Opportunity 2

Protect and Conserve the Landscape

“...relate to being sympathetic towards the countryside character and location... and to protect, and/or conserves, and/or enhance the key features and characteristics of the landscape...”

Adopted LP Policy 26 and Reg 19 Policy 27

- The primary view of the Countryside in this area, is from Public Footpath 2542 running SW-NE across the site.
- Our updated proposal will be entirely screened behind the natural hedgerow features that already exist.
- Opportunity: further meet Henfield Housing Need numbers, while protecting and conserving the views of the Countryside along the Public Footpath.

Key

Existing natural hedgerow



Public right of way



Existing Site Plan



Opportunity 3

Provide Access to Support the Provision of Playing Fields in the North

Allocating the western edge for access to the Northern parcel of land has several benefits:

- a. **Unlock access to allow the Northern parcel of land to be used for playing fields.**
- b. **Provide sufficient maintenance access for tractors / vehicles to maintain the fields – so enhancing the local offering.**
- c. **Provide a ‘soft’ edge for the existing residents who historically have enjoyed rear access to their gardens.**
- d. **Have no impact on existing homes or future residents from maintenance traffic / FOD left on the ‘internal’ roads from tractors / maintenance vehicles.**



Henfield Sports Pitches

Option 01

2 x Mini-Soccer U7/U8 pitches
(46x x 36m inc runoff)

Serviced plot for small
changing room.
10 parking spaces



Henfield

Feedback received to date:

1. That we might space the two football pitches a bit further apart by moving one further north so that we can place the cricket squares (we think 6 to 8) between them (not physically between them, they would be to the west but not having the squares in a space alongside where the football pitches are is helpful so that only small part of the football pitches forms a portion of the cricket outfield.
2. The pavilion looks good, might need a small kitchen (for teas) and some showers though.