

HENFIELD PARISH COUNCIL
PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee held on
Thursday 18th May 2023 at 7:00pm in the Henfield Hall.**

Present: R Shaw (Chairman), D Grossmith, E Goodyear, A May and G Perry.

In Attendance: Mrs B Samrah (Parish Administrator - PA).

MINUTES

1. ELECTION OF CHAIRMAN FOR FORTHCOMING YEAR

It was **PROPOSED** by Cllr Goodyear, **SECONDED** by Cllr Grossmith and **VOTED ALL IN FAVOUR** to elect Cllr Shaw as Chairman for the forthcoming year.

2. DECLARATION OF MEMBERS' INTERESTS

There were none.

3. APOLOGIES

Were received from Cllr Jemmett.

4. ELECTION OF VICE-CHAIRMAN FOR FORTHCOMING YEAR

It was **PROPOSED** by Cllr Perry, **SECONDED** by Cllr Goodyear and **VOTED ALL IN FAVOUR** to elect Cllr Grossmith as Vice-Chairman for the forthcoming year.

5. APPROVAL OF MINUTES OF MEETING HELD ON 4TH MAY 2023

These were approved and signed and dated by the Chairman.

6. MATTERS ARISING

There were none.

The Chairman adjourned the meeting.

OPEN FORUM

There were no members of the public present.

The Chairman reconvened the meeting.

7. CHAIRMAN'S ANNOUNCEMENTS

There were none.

8. CONSULTATION ON PLANNING APPLICATIONS

DC/22/1366

Lower Knowle Bramlands Lane Woodmancote Henfield West Sussex BN5 9TR

Erection of a single storey extension with associated works.

Mr and Mrs Paddy and Alison Byers

This Committee deems that there are insufficient details in the amended planning application with regards rain water harvesting; how it would work and where the plant would be sited or how it would be achieved.

This Committee feels that were HDC minded to agree to planning the committee would want to feel confident that Natural England's comments are incorporated.

DC/23/0189

Sandgate Nursery West End Lane Henfield West Sussex BN5 9RD

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 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 – 1 ½ 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. The real Medical Centre for health care – is a mile away

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 3.7.2 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 giving dementia care.

In a previous planning application DC/21/0908 for 51 dwellings, states that 25 two-way trips in the AM and 23 in the PM.

In the transport statement, 22/070/31A, Table 6C for 72 + 10 units gives 19 two way trips in the AM and 17 in the PM.

We note on the plan SNH/P23/02 that every property has parking provision for two cars with 5 spaces at the medical centre. With 72 CCRC units, 10 starter homes and the medical centre that gives the total number of proposed parking space of 87.

The plans and transport statement dramatically underestimates the ownership, movements and impact of cars to an already congested road that leads to the main village centre. This has already been proven with the construction of Bishops Park where cars overspill onto West End Lane causing traffic and congestion issues. With the infrequent public transport links to the village car use will be the primary mode of transport for most residents.

DC/23/0633

Henfield Business Park Unit 26 Shoreham Road Henfield West Sussex BN5 9SL

Erection of a single storey side and rear extension to industrial unit. Extension and change the roof orientation of the front lobby.

Mr Olly Wheatley

No Objection – All Agreed.

DC/23/0660

Truffles High Street Henfield West Sussex BN5 9DA

Conversion of the rear cafe (Class E) to form 1no residential dwelling (Class C3).

Daisy Tompsett

No Objection – All Agreed in principle. This Committee feels that the matter of water neutrality needs to have more detail to ensure the case is made.

DC/23/0662

Dene Hollow New Hall Lane Small Dole Henfield West Sussex BN5 9YH

Erection of a replacement agricultural barn.

Audrey Goodchild

No Objection – All Agreed. Provided that this building remains ancillary to main property and that it remains for agricultural use.

DC/23/0680

Budgens High Street Henfield West Sussex BN5 9DB

Installation of new plant on the north elevation and on the roof, with the erection of a new roof access stair and gantry.

Sainsbury's Supermarket Ltd

No Objection – All Agreed, subject to ensuring the noise assessment submitted in the plan is a condition of the plan.

DC/23/0694

Dykes Henfield Common North Henfield West Sussex BN5 9RL

Variation of Conditions 1, 8, and 14 on previously approved application DC/21/0593 (Change of use of existing building to a dwelling together with partial re-instatement of roof and external wall and associated alterations) to allow for alterations to vehicle route, parking spaces, and fencing, to prevent motor vehicles tracking across garden.

Mr Tarquin Scadding Hunt

No Objection – All Agreed. Provided that this building remains ancillary to the main house, also noting that access to the building is over common land (ie Henfield Common North). The matter of water neutrality has not been satisfactorily proven in the Committee’s view.

DC/23/0770

Westlands West End Lane Henfield West Sussex BN5 9RB

Variation of Condition 1 and 3 of previously approved application DC/21/0479 (Erection of front porch and single-storey side and rear extensions. Demolition of existing garage and outbuilding erection of replacement detached garage, studio and annexe building) to allow for alterations to the plans and materials.

Dr Lambe and Mr Elliott

No Objection – All Agreed. Provided that this remains ancillary to the main house.

9. APPEALS

There were none.

10. CORRESPONDENCE

- 1 Infrastructure Levy Consultation & guidance notes – this was noted.
- 2 Hedge Removal – email from G Perry to HDC – This was noted
- 3 Hedge removal – response from HDC – This was noted. Cllr Grossmith agreed to prepare an article which could be put in BN5 Magazine and Parish Magazine when they had space.

ACTION POINT: Cllr Grossmith agreed to prepare an article about the choices of plants in hedging and the benefits of different plants and species.

- 4 Letter in connection with DC/23/0463 from resident – The Chairman agreed to reply with a reminder why the expression was used.

ACTION POINT: The Chairman agreed to draft a letter to be sent to the resident.

- 5 HDC Compliance cases received between 8th -14th May – This was noted.
- 6 HDC - Electrical Maintenance - 5pm 19.5.23 - 9am 22.5.23 – This was noted.
- 7 NALC Planning call for evidence – circulated 17.5.23 – This was noted.
- 8 HDC - planned maintenance in May, July and September – This was noted.
- 9 Furners Lane, Henfield from ECE Planning – This was noted.

11. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

12. DATE OF NEXT MEETING

7pm on 1st June 2023

The meeting closed at 8.11pm.