



# Henfield Neighbourhood Plan 2017-2031

## Basic Conditions Statement



Published by Henfield Parish Council under the Neighbourhood Planning (General) Regulations 2012

22 October 2019

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## 1. Introduction

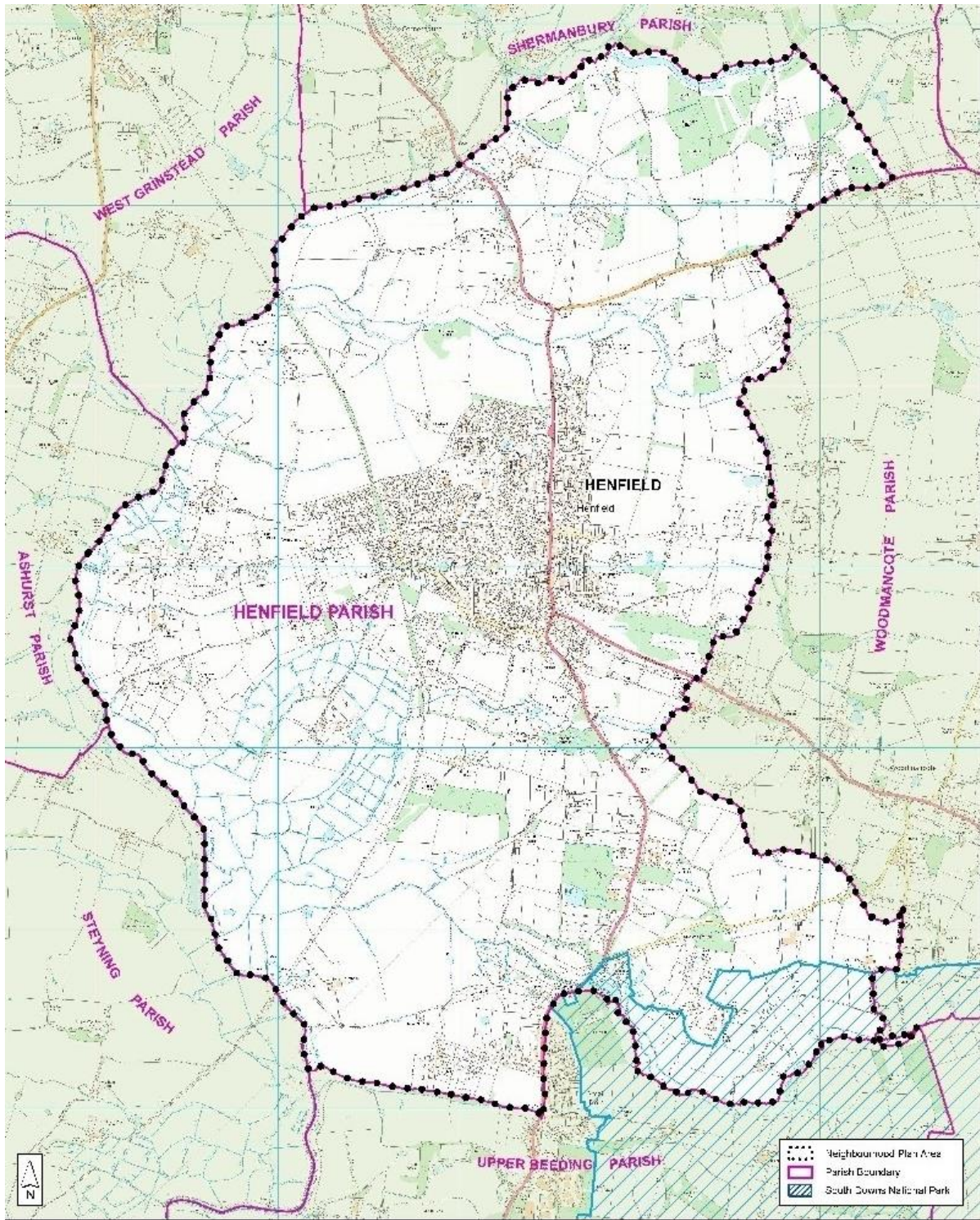
- 1.1 This Basic Conditions Statement has been prepared to accompany the Henfield Neighbourhood Plan being submitted under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 to Horsham District Council and the South Downs National Park Authority, which are the two local planning authorities that cover the parish of Henfield.
- 1.2 The Neighbourhood Planning (General) Regulations 2012 states that when a plan proposal is submitted to the local planning authority it must include a statement explaining how the proposed Plan meets the requirements of paragraph 8, of Schedule 4B to the Town & Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The core basic conditions for Neighbourhood Plans are as follows:
1. “Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
  2. The making of the neighbourhood plan contributes to the achievement of sustainable development;
  3. The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.
  4. The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
  5. Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the plan”.
- 1.3 The Neighbourhood Plan must also comply with the following legal requirements:
- The plan is being submitted by a qualifying body – which in a neighbourhood area that covers the whole or any part of the area of a parish only the Town or Parish Council can submit the neighbourhood plan.
  - The draft neighbourhood plan sets out policies in relation to the development and use of land in the whole or any part of a neighbourhood area. A neighbourhood plan must include land use planning policies that can be used in the determination of planning applications. It must also relate to a designated neighbourhood area. The statement needs to confirm these two matters, clearly stating which designated neighbourhood area the draft plan relates to.
  - The proposed neighbourhood plan states the period in which it is to have effect. This should be clearly shown on the front of the plan and confirmation of the period should also be included within the basic conditions statement.
  - The policies do not relate to excluded development. For example, county matters (mineral extraction and waste development) and Nationally Significant Infrastructure Projects.
  - The proposed neighbourhood plan does not relate to more than one neighbourhood area and there is no other neighbourhood plan in force for any part of the neighbourhood area.

## 2. Legal Requirements

- 2.1 The Henfield Neighbourhood Plan is submitted by Henfield Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by the Henfield Neighbourhood Plan Steering Group, which comprises volunteers and members of the Parish Council and is assisted by a consultancy team led by Action in Rural Sussex.
- 2.2 The Neighbourhood Area covers the whole parish of Henfield as designated by Horsham District Council on 4 February 2014 under the Neighbourhood Planning Regulations 2012 (part 2 S6); and also approved by the South Downs National Park Authority on 13 December 2013. The South Downs National Park Authority has agreed that Horsham District Council will be responsible for arranging the examination and referendum of the Henfield Neighbourhood Plan.
- 2.3 The Henfield Neighbourhood Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
- 2.4 The Neighbourhood Plan identifies the period to which it relates as 2017 to 2031, which aligns with the end date of the Horsham District Council's Local Plan.
- 2.5 The Henfield Neighbourhood Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
- 2.6 The Henfield Neighbourhood Plan relates only to the parish of Henfield. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.



**PLAN A: The Designated Henfield Neighbourhood Plan Area**



**Horsham District Council**  
 Parkde, Chert Way, Horsham  
 West Sussex RH12 1R1  
 Barber's Church, District Office

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Application to the Horsham District Council and to the South Downs National Park Authority under The Neighbourhood Planning (General) Regulations 2012 Regulation 5.

Reference No: F1N-1	Date: 31/03/2015	Scale: 1:20,000
Drawing No:	Drawn:	Checked:
		Key: none

### 3. Background

- 3.1 Henfield Parish Council commenced preparation of the Henfield Neighbourhood Plan in 2017. The key driver of that decision was Horsham District Council's guidance for parishes in its district to prepare Neighbourhood Plans. Henfield Parish Council acknowledge the need to contribute to the 1500 new homes identified in the Horsham District Planning Framework that need to come forward from neighbourhood plans in the district during in the plan period. Henfield Parish Council also wishes to have greater influence over local development and infrastructure issues and to promote the sustainable development of the parish.
- 3.2 A Steering Group was formed comprising Henfield Parish Councillors and members of the local community and it was delegated authority by Henfield Parish Council to make day-to-day decisions on the Henfield Neighbourhood Plan. However, as the qualifying body, Henfield Parish Council approved the publication of:
- the State of the Parish report of February 2018
  - the Pre-Submission Neighbourhood Plan of June 2019
  - the Submission Neighbourhood Plan of 22 October 2019
- 3.3 Henfield Parish Council Steering Group has worked closely with officers of Horsham District Council during the preparation of the Henfield Neighbourhood Plan. The positioning of the Henfield Neighbourhood Plan in respect of the adopted Local Plan, which proposed to establish a clear policy framework for neighbourhood plans, has been challenging. The new Horsham District Planning Framework (HDPF) was adopted on 27 November 2015. The Henfield Neighbourhood Plan took note of its strategic policies which are of considerable importance to this Parish. The Henfield Neighbourhood Plan therefore addressed this sensibly by reflecting the reasoning and evidence of the HDPF to help shape its housing policies.
- 3.4 The proposed requirement for the adopted HDPF is 1,500 new homes to be delivered over the plan period (2011-2031) throughout the Neighbourhood Plans in the District. This is a guideline for neighbourhood plans and it has been reflected in the reasoning and evidence supporting that policy in supporting housing development. The HDPF does not identify a number for each of the Parishes but indicates an expected share of the housing number through its settlement hierarchy. Henfield is the largest settlement in the Parish and is identified by the District Council to contribute towards the housing number as it is a 'Larger Village'; Small Dole is identified as a 'Smaller Village' where some small scale housing growth may be planned for.
- 3.5 The Henfield Neighbourhood Plan contains a small number of land use policies (in Section 3) that are geographically specific and non-statutory proposals that are included for the completeness of the Henfield Neighbourhood Plan. For the most part, the plan has deliberately avoided containing policies that may duplicate the many

development policies that are, and will be, material considerations in determining future planning applications.

- 3.6 In making a clear distinction between land use planning policies and non-statutory proposals relevant to land use planning, the Henfield Neighbourhood Plan allows for the examination to focus on the requirement of the policies to meet the Basic Conditions but also allows the local community to see the Henfield Neighbourhood Plan in the round. In any event, the non-statutory proposals will each have a land use effect at some later point but cannot do so as part of the Henfield Neighbourhood Plan as they fall outside its scope.

## 4. The Basic Conditions

**Basic Condition 1. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.**

4.1 The Henfield Neighbourhood Plan has been prepared with regard to national policies set out in the National Planning Policy Framework (NPPF) 2012; as updated in February 2019. The Planning Practice Guidance (PPG) that sits alongside the NPPF is gradually being updated to the new NPPF. The table below sets out the chapters of the NPPF that are relevant to the Henfield Plan. If not relevant, no comments are made.

<b>Policies in the NPPF and Guidance in the PPG</b>	<b>How the Henfield Neighbourhood Plan has had regard to national policies and advice.</b>
NPPF Chapter 2. Achieving Sustainable Development Paragraphs 7 - 14	The vision is that Henfield will have become a place that has retained its pleasant rural ambience and village feel; that has accommodated change; and where growth has been sustainable, integrated and sympathetic, with new housing assimilated into the village. There will be a vibrant local economy, with a diverse range of jobs and businesses supporting the outlying communities. All policies and sites have been appraised by a Sustainability Appraisal to ensure that they meet sustainability objectives.
NPPF Chapter 3. Plan-making Paragraphs 15 - 37	The preparation of the Henfield Neighbourhood Plan has followed the advice in this chapter insofar as it was relevant to the role and content of the Plan.
NPPF Chapter 4. Decision Making Paragraphs 38 - 58	All the policies in the Henfield Neighbourhood Plan relate to decision making.
NPPF Chapter 5. Delivering a sufficient supply of homes with accompanying PPG advice on deliverability Paragraphs 59 - 79	The Henfield Neighbourhood Plan provides for 270 dwellings against the HDC Local Plan target of 1,500 dwellings over the Plan period. Policy 1 - The Spatial Plan for the Parish establishes the key strategy for directing future development proposals in the Parish. It reflects the presumption in favour of sustainable development and will guide how development will be delivered over the plan period in line with the NPPF.



	<p>This policy sets the strategic direction for all the Plan’s other policies by steering new development primarily into Henfield as a ‘Larger Village’, and by continuing to exert strong control over development proposals elsewhere in the countryside of the parish.</p> <p>Through redrawing the built-up area boundary for Henfield, the policy balances housing growth with the provisions of Para 171 of the NPPF in respect of preparing a plan to meet the development needs and at the same time minimising detrimental effects to the natural environment, especially on the South Downs National Park (in line with Para 172.</p> <p>Policy 1 contributes to delivering a wide choice of high quality homes as set in Para 61 of the NPPF and proposes to allocate those though small scale sites in accessible locations within and on the edge of the established villages in a scale that reflects their existing scale and services. This will enhance and maintain the vitality of the rural community and further avoid the delivery of isolated homes in the countryside. In these respects the policy is in line with Para 78.</p> <p>Policy 2 - Housing Site Allocations is consistent with Para 61 of the NPPF in contributing to the supply of a mix of new homes to meet local needs by allocating land for housing development within the redefined built-up area boundaries of Henfield and Small Dole, in accordance with the spatial strategy of Policy 1. The policy sets out the key development principles for the site in line with Para 127. The respective landowners of each site have indicated either formally through their representations on the Pre-Submission Plan and/or informally through discussions with the Neighbourhood Plan Steering Group that their land is available and that they</p>
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	<p>have no objections to these principles indicating that the scheme will be deliverable in principle.</p> <p>Policy 5 – Utilities Infrastructure provides for the delivery of new utilities infrastructure, in line with the NPPF.</p>
<p>NPPF Chapter 6. Building a strong, competitive economy Paragraphs 80 - 84</p>	<p>Policy 3 – Employment Sites and Village Centre promotes and allocates economic development at suitable and competitive business locations in the Parish. This policy accords with Para 83 of the NPPF in not undermining valuable rural employment opportunities.</p>
<p>NPPF Chapter 7. Ensuring the vitality of town centres Paragraphs 85 - 90</p>	<p>Policy 3 – Employment Sites and Village Centre continues to promote the value of the Henfield village centre as the main location of shops and services in the Parish, in line with Para 83 of the NPPF. It re-affirms the primary shopping area as a valid means of containing and protecting the critical mass of these shops and services, in line with Para 85 of the NPPF.</p>
<p>NPPF Chapter 8. Promoting healthy and safe communities Paragraphs 91 - 101</p>	<p>Policy 6 – Medical Infrastructure protects the existing medical facilities in the Parish from loss and requires future housing development proposals to have regard to the capacity of those facilities. As such, it accords with Para 92 of the NPPF.</p> <p>Policy 9 – Community Infrastructure protects the local recreational facilities in Henfield village centre from unnecessary loss. The Neighbourhood Plan also provides recreational gain through the provision of sports pitches through allocations, and is therefore consistent with Para 92 of the NPPF.</p> <p>Policy 7 – Education Infrastructure protects the existing school in the Parish from loss unless new facilities replace them and requires future housing development proposals to have regard to the availability of local school places. As such, it accords with Para 94 of the NPPF, which</p>

	<p>encourages proposals to increase the capacity of local school places.</p> <p>Policy 11 – Local Green Spaces proposes a number of important green spaces in the Parish to be protected from development by the designation as Local Green Spaces in accordance with Paras 99 and 100 of the NPPF.</p>
<p>NPPF Chapter 9. Promoting sustainable transport Paragraphs 102 - 111</p>	<p>Policy 4 Transport, Access and Car Parking seeks to ensure that the highways works and traffic generated by new development is in keeping with the rural character of the Parish and are effective in ensuring road safety and in maintaining the network of footpaths. As such, it is in line with Para 110 of the NPPF.</p> <p>This policy seeks to establish minimum car parking standards in new development. They reflect the relatively high levels of car ownership in the Parish, given its rural location and reliance on larger towns for higher order shops and services. In addition the Neighbourhood Plan promotes electric charging points on its allocated sites to promote sustainable transport. As such it meets the criteria of Para 105 of the NPPF.</p>
<p>NPPF Chapter 10. Supporting high quality communications Paragraphs 112 - 116</p>	<p>Policy 8 – Broadband Infrastructure accords with Para 113 of the NPPF in supporting the expansion of electronic communications networks across this rural Parish to improve accessibility to super-fast broadband services for local residents and businesses.</p>
<p>NPPF Chapter 11. Making effective use of land Paragraphs 117 - 123</p>	<p>Policy 1 - The Spatial Plan for the Parish establishes the key strategy for directing future development proposals in the Parish.</p> <p>Policy 2 – Housing Site Allocations and its subsidiary policies determine the appropriate housing densities for each development in accordance with NPPF Para 117, to meet the development needs and at the same time minimising detrimental effects to the natural environment.</p>

<p>NPPF Chapter 12. Achieving well-designed places Paragraphs 124 - 132</p>	<p>Policy 12 – Design Standards for New Development accords with Paras 127 and 172 of the NPPF in requiring the design of all development proposals to reflect the local character and countryside of the Parish. The Henfield Parish Design Statement (updated 2019), annexed to the Henfield Neighbourhood Plan, gives guidance on building materials and design in the Sussex vernacular style.</p>
<p>NPPF Chapter 13. Protecting Green Belt Land Paragraphs 133 - 147</p>	<p>The Henfield Neighbourhood Plan does not include policies relating to protecting Green Belt Land as there is none within the parish.</p>
<p>NPPF Chapter 14. Meeting the challenge of climate change, flooding and coastal change Paragraphs 148 - 169</p>	<p>The Henfield Neighbourhood Plan does not include policies relating to climate change, flooding and coastal change. The nature reserve will provide SUDs and there will therefore be biodiversity net gain.</p>
<p>NPPF Chapter 15. Conserving and enhancing the natural environment Paragraphs 170 - 183</p>	<p>Policy 10 – Green Infrastructure and Biodiversity accords with para 174 of the NPPF in supporting development that contributes to the protection and enhancement of the key features of the Parish landscape, such as the farmlands, woodlands, hedges, ponds, wildlife corridors and other natural heritage sites to minimise the impact on biodiversity. The nature reserve will provide SUDs and there will therefore be biodiversity net gain.</p>
<p>NPPF Chapter 16. Conserving and enhancing the historic environment Paragraphs 184 - 202</p>	<p>The Henfield Neighbourhood Plan does not include direct policies to conserve and protect the historic environment; but does refer in Annexes to Horsham District Council Conservation Area Appraisal (2018) which provides a reference to Listed Buildings within Henfield Parish; and to the Henfield Parish Design Statement (revised 2019) which gives guidance on building materials and design in the Sussex vernacular style; and the protection of the Conservation Area. Consideration of heritage assets have been duly regarded in policies where development has to respect the setting of listed buildings.</p>
<p>NPPF Chapter 17. Facilitating the sustainable use of minerals Paragraphs 203 - 211</p>	<p>The Henfield Neighbourhood Plan does not include policies relating to minerals.</p>

## **Basic Condition 2. The making of the neighbourhood plan contributes to the achievement of sustainable development.**

- 4.2 The Henfield Neighbourhood Plan (HNP) is accompanied by a Sustainability Appraisal, incorporating the Strategic Environmental Assessment. The Sustainability Appraisal demonstrates that the Neighbourhood Plan will positively contribute to achieving sustainable development and will not have any significant adverse impacts. This has been submitted as part of the evidence base supporting the Neighbourhood Plan and should be read alongside this Basic Conditions Statement.

### **The following text and tables are taken from the Non-Technical Summary of the Sustainability Appraisal, prepared by Enplan.**

#### **What is a Sustainability Appraisal/Strategic Environmental Appraisal?**

- 4.3 A screening opinion was issued by Horsham District Council confirming that a Strategic Environmental Assessment (SEA) was required in accordance with EU Directive 2001/42 on strategic environmental assessment, as the Henfield Neighbourhood Plan was expected to contain policies that may have significant environmental effects. As such, Henfield Parish Council have a legal obligation to carry out such an assessment of the Henfield Neighbourhood Plan (HNP). The purpose of an SEA is to methodically identify any possible environmental impacts likely to arise from the Plan and any reasonable alternative, which have been considered as the plan has been prepared.
- 4.4 Since Henfield Parish Council wish to ensure that the HNP will deliver sustainable development they have also decided to incorporate a 'Sustainability Appraisal' into the SEA. An SA is a different but similar process to the SEA. An SA seeks to predict and assess the economic, environmental and social effects which will arise from the adoption of a Neighbourhood Plan. Since they are both important tools in assessing a development plan, it is seen as best practice in the UK to undertake a Sustainability Appraisal (SA) of a development plan as part of the same process and therefore these are often combined to avoid duplication. This is the approach that Henfield Parish Council Steering Group have taken and we therefore refer to the Strategic Environmental Assessment (SEA) and Sustainability Appraisal as the SA/SEA.

#### **Sustainability Objectives**

- 4.5 The Henfield Neighbourhood Plan is assessed against 12 sustainability objectives, which relate to economic, social and environmental issues facing the parish. Assessing the proposed plan (and alternative plan options) against these objectives has enabled the Parish Council to understand the likely economic, social and environmental impacts of the plan. The sustainability objectives are set out below.



No Objective	Environmental	Social	Economic
1. Ensure that future development strikes the correct balance between economic, social and environmental priorities that is supported by, and brings together, the local community.	✓	✓	✓
2. To support a sustainable local economy that meets the needs of the people living and working within the parish.		✓	✓
3. To sustain Henfield as a village hub, enhancing the range of services, facilities and public transport links available to everyone.	✓	✓	✓
4. To provide an appropriate amount of housing, as agreed with Horsham District Council, to meet the needs of the parish and the wider district.		✓	
5. To ensure new housing is appropriate for the needs of parish residents.		✓	
6. To ensure new developments have appropriate infrastructure, services and facilities in place, or where these can realistically be provided; and to encourage the appropriate re-use of brownfield sites in sustainable locations	✓	✓	
7. To protect, enhance and, where appropriate, secure the provision of additional accessible community services, facilities, open spaces and infrastructure to meet the needs of the current and future population.		✓	
8. To safeguard and enhance the character and built heritage within the parish.	✓	✓	
9. To ensure that development avoids negative impacts on the countryside	✓	✓	
10. To safeguard and enhance the environmental quality of the parish, and its surrounding area and minimise the impact on environmental quality including air, soil, and water quality.	✓		
11. To reduce the risk of fluvial and surface water flooding within the parish and further downstream.	✓		
12. To protect biodiversity, and green infrastructure with particular reference to designated areas and identified priority habitats within and near the plan area.	✓		

## Methodology

- 4.6 Henfield Parish Council prepared a Scoping Report and ran a consultation on it in order to gather comments/views from statutory bodies on the proposed approach and objectives that were to be considered through this process. The Scoping Report consultation was carried out in early 2018. The responses received were taken into consideration when developing the final SA/SEA approach and subsequent policies within the Henfield Neighbourhood Plan.
- 4.7 An agreed methodology for assessment is set out in detail in the SA/SEA. A 'traffic light' assessment method was used to identify impacts against each of the 12 objectives as shown:

+	Greater positive impact on the sustainability objective
?+	Possible positive or slight positive impact on the sustainability objective
/	No impact or neutral impact on the sustainability objective
?	Unknown impact
?-	Possible negative or slight negative impact on the sustainability objective
-	Greater negative impact on the sustainability objective

4.8 Since meeting the identified housing need was a key issue for the HNP, the first stage of the assessment involved an assessment against each sustainability objective, for each possible identified housing site. In all 28 individual sites were appraised this way. The results of this stage of the appraisal were reported back to the Neighbourhood Plan Steering Group, who considered the impacts on the Sustainability Objectives of each individual site in deciding whether to proceed with each site to the next stage.

### Assessment of Strategic Options

4.9 The next stage of the SA/SEA appraisal involved considering the combined impacts of allocating various sites. As part of this stage, six possible options for site allocations were considered. Each option was assessed again against the 12 sustainability objectives. The results of this stage of the SA/SEA process were reported back to the steering group to inform the final allocation decisions for the HNP. Paragraph 35 of the NPPF in respect of Local Plans states that they should select “an appropriate strategy” (compared to the previous NPPF which required that they select “the most appropriate strategy”) and it is considered that this can reasonably also be applied to Neighbourhood Plans.

4.10 Planning Practice Guidance on ‘How can the strategic environmental assessment assess alternatives and identify likely significant effects?’ states that “The strategic environmental assessment needs to consider and compare the reasonable alternatives as the plan evolves, including the preferred approach, and assess these against the baseline environmental characteristics of the area and the likely situation if the neighbourhood plan were not to be made. In doing so it is important to:

- outline the reasons the alternatives were selected, and identify, describe and evaluate their likely significant effects on environmental factors using the evidence base (employing the same level of detail for each alternative option). Criteria for determining the likely significance of effects on the environment are set out in schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004;
- as part of this, identify any likely significant adverse effects and measures envisaged to prevent, reduce, and, as fully as possible, offset them;
- provide conclusions on the reasons the rejected options are not being taken forward and the reasons for selecting the preferred approach in light of the alternatives”.

Paragraph: 038 Reference ID: 11-038-20190722 Revision date: 22 07 2019

4.11 The June 2019 SA/SEA considered six strategic options for combining sites to achieve the housing numbers required. Out of the options considered, options 2 and 3 had the least negative impacts, followed by option 5 (the option selected) and option 1.

Option 6 had the same score as option 5. Overall however, it is recognised that within the context of the Horsham District Planning Framework, Henfield is defined as a larger village and is a relatively sustainable location for development. These differences in the sustainability of the different options are therefore overall considered to be marginal, and it is considered that negative impacts can be offset through a range of avoidance, reduction and mitigation measures. Overall therefore it is considered any of the options (subject to mitigation which would be expected through planning policies, conditions and so on) would contribute to achieving sustainable development.

- 4.12 The October 2019 Addendum to the SA/SEA considered five further options as a result of submissions made during the Regulation 14 consultation on the Henfield Neighbourhood Plan and the SA/SEA. Of the additional five options considered, none were found to be more sustainable than those assessed in the original SA/SEA report. This means the original preferred option (Option 5) is still appropriate to take forward.
- 4.13 Three of these additional options (7, 7a and 9) would deliver a far greater quantum of development than required to meet the identified housing need. Not only would this amount represent an inappropriate scale and function for the size of settlement it joins but it would also weaken the prospect of community support so important to the Neighbourhood Plan process; these options have therefore not been selected.
- 4.14 Option 10 includes site F which has been the subject of a recent planning appeal that has now been dismissed by the Inspector (Appeal Ref: APP/Z3825/W/19/3227192). Option 8 scores relatively poorly against the sustainability objectives.
- 4.15 Together the June 2019 SA/SEA and the October 2019 Addendum demonstrate the Henfield Neighbourhood Plan Steering Group has assessed a range of options and selected an appropriate option, given the reasonable alternatives. Option 5 could be adequately mitigated to ensure that the allocation meets with the sustainability objectives of the Neighbourhood Plan.
- 4.16 As stated, Paragraph 35 of the NPPF makes it clear that the appropriate strategy needs to be justified. The reasons for selecting Option 5 as the preferred choice to deliver the housing number (minimum 260 homes) are:
- the provision of a new road access onto the A281 London Road, which minimises the impact on the existing community and their amenities;
  - the delivery of a Nature Reserve which will be a considerable community asset and increase biodiversity that will limit the visual impact on the wider open countryside;
  - the delivery of much needed sports facilities elsewhere in the village;
  - it would lead to a more acceptable development in the north of the village that would minimise the impact on the amenities of existing residents; and
  - the provision for a part of the housing number to be brought forward from sites with better access to the main village amenities, especially the High Street.

## **Conclusion of the SA/SEA into the Henfield Neighbourhood Plan**

- 4.17 In the final stage of the SA/SEA, the final proposed policies, mitigation measures and allocations were assessed in combination. All 12 proposed policies were assessed against the 12 sustainability objectives and found to be likely to have a combined positive impact on the sustainability objectives overall.
- 4.18 The SA/SEA undertaken into the Henfield Neighbourhood Plan finds that the final proposed allocations, mitigation measures and policies put forward in the Neighbourhood Plan and an overall positive impact on sustainability objectives. **Therefore, it is considered that the making of the Henfield Neighbourhood Plan will contribute to the achievement of sustainable development.**

**Basic Condition 3. The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plans for the areas of the authorities (HDC and SDNPA).**

- 4.19 The Henfield Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for Horsham District Council and the South Downs National Park. The current development plans of relevance to the Henfield Neighbourhood Plan comprise the adopted Horsham District Planning Framework 2015 (HDPF) for all those areas that do not lie within the South Downs National Park, and the South Downs Local Plan 2019 for land that lies within the South Downs National Park.
- 4.20 In November 2015, the Horsham District Planning Framework (HDPF) was adopted and proposed for neighbourhood plans in Horsham District to contribute 1,500 new homes in the plan period. The South Downs Local Plan was formally adopted by the South Downs National Park Authority on 2 July 2019. The analysis in Table B below summarises the conformity of the Henfield Neighbourhood Plan policies with the Horsham District Planning Framework 2015, and with the South Downs Local Plan 2019.
- 4.21 West Sussex County Council has worked in partnership with the South Downs National Park Authority to produce the West Sussex Joint Minerals Local Plan. This plan was formally adopted by both authorities in July 2018. The Henfield Neighbourhood Plan does not include any policies relating to minerals and there are no active mineral sites in the Neighbourhood Plan area. However, much of the plan area is safeguarded for brick clay and soft sand under Policy M9: Safeguarding Minerals in the Minerals Local Plan which states:

*“Soft sand (including potential silica sand), sharp sand and gravel, brick-making clay, building stone resources and chalk reserves are safeguarded against sterilisation. Proposals for non-mineral development within the Minerals Safeguarded Areas (as shown on maps in Appendix E) will not be permitted unless:*

- (i) Mineral sterilisation will not occur; or*
- (ii) it is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or*
- (iii) the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible”.*

The Site Assessment Report indicates which sites are effected by minerals safeguarding. Given that this applies to most of the sites, this has not been a determining factor in site selection and it is considered that Policy M9 iii is applicable to those sites that are allocated for development in the Neighbourhood Plan.



<b>Table B: Neighbourhood Plan and Development Plan / South Downs Local Plan Conformity Summary</b>	
<b>HDPF and SDLP Refs</b>	<b>HNP Policy Title and Commentary</b>
<p>2015 HDPF Policies:            2 - Strategic Development            3 - Development Hierarchy            4 – Settlement Expansion            15 – Housing Provision            16 – Meeting Local Housing Needs            26 – Countryside protection</p> <p>2019 SDLP Policies:            SD4 – Landscape Character            SD5 – Design            SD9 – Biodiversity and Geodiversity            SD26 – Supply of Homes            SD28 – Affordable Homes</p>	<p><b>HNP Policy 1 - A Spatial Plan for the Parish</b></p> <p>HDPF Policy 3 establishes a new settlement hierarchy. It defines Henfield as a larger village and Small Dole as a smaller village but proposes to maintain their respective built up area boundaries. HDPF Policy 4 then allows for the expansion of settlements outside the defined built up area boundaries, provided proposals are provided for in a Neighbourhood Plan, amongst other requirements.</p> <p>HNP Policy 1 is consistent with HDPF Policy 2 and SDLP Policy SD5 in respect of supporting sustainable development proposals of an appropriate scale that retain the existing settlement pattern and of managing development around the edges of settlements.</p> <p>The policy is in line with the HDPF Policy 15 and SDLP Policy SD26 in that it requires neighbourhood plans across the district to provide at least 1,500 dwellings required in the plan period 2011 – 2031 and the Henfield Neighbourhood Plan is contributing positively to this number. The policy also adheres to HDPF Policy 16 and SDLP Policy SD28 in respect of proposing the appropriate mix of different housing types and sizes for each allocated site depending on the established character and density of the neighbourhood and the viability of the scheme.</p> <p>The policy proposes development outside the built-up area boundaries where the development enables the sustainable development of rural areas and where it enhances the key features and characteristics of the landscape character and is therefore in conformity with HDPF Policy 26 and SDLP Policies SD4 and SD9.</p>
<p>2015 HDPF Policies:            3 - Development Hierarchy            7 – Economic Growth</p>	<p><b>HNP Policy 2 - Housing Site Allocations and subsidiary policies</b></p>

<p>9 – Employment Development 16 – Meeting Local Housing Needs 25 – The Natural Environment and Landscape Character 32 – The Quality of New Development</p> <p>2019 SDLP Policies: SD4 – Landscape Character SD5 – Design SD9 – Biodiversity and Geodiversity SD26 – Supply of Homes SD28 – Affordable Homes SD46 – Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries</p>	<p>The relative status of both Henfield and Small Dole in the hierarchy is sustained through HDPF Policy 3, which defines them as a larger and smaller village respectively.</p> <p>HNP Policy 2 requires housing development schemes to be of high quality and to contribute to the sense of place through providing an attractive, accessible, safe and adaptable environment. HDPF Policy 16 and SDLP Policies SD26 and SD28 requires an appropriate mix of different housing types and sizes for each allocated site depending on the established character and density of the neighbourhood and the viability of the scheme.</p> <p>The policy sets out key development principles for the various sites which mitigate any negative effects on landscape character, biodiversity to protect the area from inappropriate development which is in line with HDPF Policies 25 and 32 and SDLP Policies SD4, SD5, SD9 and SD46 in respect of proposing that the development principles will ensure the appropriate type, tenure, access, design, landscape and layout proposals will be suited to the site.</p>
<p>2015 HDPF Policies 7 – Economic Growth 9 – Employment Development 10 – Rural Economic Development 12 – Vitality and Visibility of Existing Retail Centres 13 – Town Centre Uses 25 – The Natural Environment and Landscape Character 26 – Countryside protection 32 – The Quality of New Development 34 – Cultural and Heritage Assets 39 – Infrastructure Provision 40 – Sustainable Transport</p> <p>2019 SDLP Policies: SD4 – Landscape Character</p>	<p><b>HNP Policy 3 - Employment Sites and Village Centre</b></p> <p>HNP Policy 3 allocates a cluster of three new sites on Shoreham Road close to the southern edge of the village for new employment development to intensify and extend their existing business uses in line with HDPF Policies 7, 9 and 10, and SDLP Policies SD34 and SD35. However, it is acknowledged that the cluster is outside of and does not adjoin the built up area boundary of Henfield so must be appropriate in landscape and connectivity terms. The policy principles therefore require proposals to have particular regard to their design and landscaping in line with HDPF Policies 25, 26 and 32 and SDLP Policies SD4 and SD5 to deliver sustainable development and to make financial provision for a dedicated pedestrian and cycle route from the sites to Henfield, which is only a short distance to the north, and Small Dole to the south; in line with HDPF Policies 39 and 40 and SDLP Policy SD19 and SD20. The landowner of the sites has indicated a support in principle for this policy and its provisions.</p> <p>This policy reinstates the designated Henfield primary retail area of the 2007 Proposals Map. In doing so, it continues to encourage development for specific village</p>

<p>SD5 – Design SD19 – Transport and Accessibility SD20 – Walking, Cycling and Equestrian Routes SD34 – Sustaining the Local Economy SD35 – Employment Land SD37 – Development in Town and Village Centres SD52 – Shop Fronts</p>	<p>centre uses such as residential, retail, services, leisure etc There are no scheduled monuments in Henfield Parish; however there are 106 number of listed buildings in Henfield (4 are Grade II* and the rest are Grade II). This policy acknowledging the coincidence of the village centre with the Conservation Area and presence of many listed buildings. It therefore aligns with HDPF Policies 12, 13, 32 and 34 and SDLP Policies SD5, SD37 and SD52 in these respects.</p>
<p>2015 HDPF Policies 39 – Infrastructure Provision 40 – Sustainable Transport 41 – Parking</p> <p>2019 SDLP Policies: SD19 – Transport and Accessibility SD22 – Parking Provision SD42 - Infrastructure</p>	<p><b>HNP Policy 4 - Transport, Access and Car Parking</b></p> <p>HNP Policy 4 aims to ensure that the impact and design of highways works and other traffic management / mitigation measures are appropriate to this rural Parish. As such, it is broadly in line with HDPF Policies 39 and 40 and SDLP Policies SD19 and SD42, which fosters an improved and integrated transport network in the District.</p> <p>This policy sets out car parking standards for the Parish as a new development management policy, which aligns with and refines HDPF Policies 39 and 41 and SDLP Policies SD22 and SD42 for managing travel demand in this specific rural area, where car ownership is higher than average, of practical necessity.</p>
<p>2015 HDPF Policy: 39 – Infrastructure Provision</p> <p>2019 SDLP Policy: SD42 - Infrastructure</p>	<p><b>HNP Policy 5 - Utility</b></p> <p>HNP Policy 5 supports the provision of new utilities infrastructure and therefore accords with HDPF Policy 39 and SDLP Policy SD42, which seeks to ensure the timely delivery of appropriate infrastructure.</p>
<p>2015 HDPF Policy: 39 – Infrastructure Provision</p> <p>2019 SDLP Policies: SD42 – Infrastructure SD43 – New and Existing Community Facilities</p>	<p><b>HNP Policy 6 - Medical Infrastructure</b></p> <p>HNP Policy 6 protects existing health uses in the Parish from unnecessary loss and therefore is in line with HDPF Policy 39 and SDLP Policies SD42 and SD43 in respect of requiring housing development proposals to have regard to the available capacity of local health infrastructure provision.</p>
<p>2015 HDPF Policy:</p>	<p><b>HNP Policy 7 - Educational Infrastructure</b></p>

<p>39 – Infrastructure Provision</p> <p>2019 SDLP Policies: SD42 – Infrastructure SD43 – New and Existing Community Facilities</p>	<p>HNP Policy 7 protects existing educational uses in the Parish from unnecessary loss and therefore accords with HDPF Policy 39 and SDLP Policy SD43. It is also in line with HDPF Policy 39 and SDLP Policy SD42 in respect of requiring housing development proposals to have regard to the available capacity of local education infrastructure provision.</p>
<p>2015 HDPF Policies: 32 – The Quality of New Development 33 – Development Principles 37 – Sustainable Construction</p> <p>SDLP Policy: SD5 – Design</p>	<p><b>HNP Policy 8 - Broadband Infrastructure</b></p> <p>HNP Policy 8 supports the improvement of access to super-fast (fibre and copper based) broadband infrastructure and services across the very rural Parish. In doing so, the policy is supportive of above-ground installations requiring planning consent, provided they are sited and designed to accord with a rural location. This is in accordance with HDPF Policies 32 and 37 and SDLP Policy SD5; and in terms of the design of the delivery it is in line with HDPF Policies 32 and 33 and SDLP Policy SD5.</p>

<p>2015 HDPF Policies: 42 – Inclusive Communities 43 – Community Facilities, Leisure and Recreation</p> <p>2019 SDLP Policies: SD43 – New and Existing Community Facilities SD46 – Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries</p>	<p><b>HNP Policy 9 - Community Infrastructure</b></p> <p>HNP Policy 9 supports development proposals intended to secure the long term benefit of the facilities that are important to the local community. This is in line with HDPF Policies 42 and 43 and SDLP Policies SD43 and SD46.</p>
<p>2015 HDPF Policies: 25 – The Natural Environment and Landscape Character 31 – Green Infrastructure and Biodiversity</p> <p>2019 SDLP Policies: SD2 – Ecosystem Services SD4 – Landscape Character SD5 – Design SD9 – Biodiversity and Geodiversity</p>	<p><b>HNP Policy 10 - Green Infrastructure &amp; Biodiversity</b></p> <p>HNP Policy 10 conforms to HDPF Policies 25 and 31 and SDLP Policies SD2, SD5, SD4 and SD 9 as it requires that developments should not significantly affect habitats for flora and fauna and wildlife corridors. If they do appropriate mitigation measures should be undertaken in agreement with the relevant authorities. The plan seeks net biodiversity gain through the nature reserve.</p>
<p>2015 HDPF Policies: 25 – The Natural Environment and Landscape Character 31 – Green Infrastructure and Biodiversity 43 – Community Facilities, Leisure and Recreation</p> <p>2019 SDLP Policies: SD2 – Ecosystem Services SD4 – Landscape Character SD5 – Design SD9 – Biodiversity and Geodiversity</p>	<p><b>HNP Policy 11 - Local Green Spaces</b></p> <p>HNP Policy 11 proposes a number of important green spaces in the Parish to be protected from development by the designation as Local Green Spaces in accordance with HDPF Policies 25 and 31 and SDLP Policies SD2, SD5, SD4 and SD 9 in enhancing the network of green infrastructure. The green spaces are an integral part of the Parish, and are therefore regarded as special to the local community, subject to the test outlined in the NPPF. This policy therefore conforms to HDPF Policies 25 and 43; and SDLP Policies SD5 and SD9.</p>



<p>2015 HDPF Policies:  30 – Protected Landscapes  32 – The Quality of New Development  33 – Development Principles</p> <p>2019 SDLP Policies:  SD5 – Design  SD46 – Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries</p>	<p><b>HNP Policy 12 - Design Standards for New Development</b></p> <p>HNP Policy 12 requires all development proposals to deliver high quality schemes that reflect the distinct character of the Parish. It references the Parish Design Statement 2019, annexed to the Neighbourhood Plan, which lays down guidelines for building in the local Sussex vernacular style. This policy also acknowledges that part of the Parish lies within the South Downs National Park and therefore the design of any proposals for housing development that accord with the countryside policies of the development plan must be appropriate to a National Park setting. It is therefore conforms to HDPF Policies 30, 32 and 33, and SDLP Policies SD5 and SD46 through requiring development to accord with a series of distinctive development principles.</p>
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**Basic Condition 4. The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.**

- 4.22 A screening opinion was issued by Horsham District Council confirming that a Strategic Environmental Assessment (SEA) was required in accordance with EU Directive 2001/42 on strategic environmental assessment, as the Henfield Neighbourhood Plan was expected to contain policies that may have significant environmental effects. Henfield Parish Council has chosen to incorporate the SEA into a wider Sustainability Appraisal. A separate Environmental Report containing the appraisal has been prepared for the evidence base of the Henfield Neighbourhood Plan that demonstrates its policies will have no significant social, economic or environmental effects.
- 4.23 The Henfield Neighbourhood Plan Area does not fall within the zones of influence of any European designated nature sites and therefore a Habitats Regulations Assessment (under the Conservation of Habitats and Species Regulations 2010 (as amended)) has not been required. On 26 September 2019, Natural England confirmed that *“on the basis of the material supplied with this consultation, Natural England concurs with your conclusion that the Henfield Neighbourhood Plan does not have a likely significant effect on any European designated site such as:*
- *Arun Valley Special Protection Area (SPA)*
  - *The Mens Special Area of Conservation (SAC)*
- As such we agree that an appropriate assessment is not required for the Henfield Neighbourhood Plan.”* See Appendix A
- 4.24 The Henfield Neighbourhood Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 4.25 Overall the preparation and content of the Henfield Neighbourhood Plan is considered to be compatible with EU obligations.

**Basic Condition 5. Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the plan.**

- 4.26 Since December 2018 prescribed conditions includes that “The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(3)” (The Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 which amends The Neighbourhood Planning (General) Regulations 2012(1)). This means that, if the neighbourhood development plan is likely to have a significant effect on a European protected site, even if that affect could be mitigated, a full Habitats Regulations Assessment of the plan needs to be undertaken.
- 4.27 Article 6 of the Habitats Directive (92/43/EEC) requires all Member States to undertake an ‘appropriate assessment’ of any plan or project requiring authorisation which would be likely to have a significant effect upon a European site (including Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar wetland sites; this is commonly referred to as a Habitats Regulations Assessment.

## Appendix A - Response from Natural England

Date: 26 September 2019  
Our ref: 294694



[Redacted]  
Horsham District Council  
West Sussex

**BY EMAIL ONLY**

Customer Services  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

Dear [Redacted]

**Planning consultation:** Henfield Neighbourhood Plan

Thank you for your consultation on the above dated 04 September 2019 which was received by Natural England on the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

### **Screening Request: Habitat Regulations Assessment (HRA)**

On the basis of the material supplied with this consultation Natural England concurs with your conclusion that the Henfield Neighbourhood plan does not have a likely significant effect on any European designated sites such as:

- Arun Valley Special Protection Area (SPA)
- The Mens Special Area of Conservation (SAC)

As such we agree that an Appropriate Assessment is not required for the Henfield Neighbourhood plan.

We would be happy to comment further should the need arise but if in the meantime you **have any** queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Nathan burns on 07554226006 or 02080266551. For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

[Redacted]  
Area Team 14 - Sussex & Kent