



Henfield Neighbourhood Plan 2017-2031

Housing and Development Focus Group Report



28th May 2019

Housing and Development Focus Group Report

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Summary

The scope of the Housing and Development Focus Group was to consider the following policies from the original Henfield Neighbourhood Plan (HNP):-

- Policy 1 A Spatial Plan for the Parish (primary)
- Policy 2 Housing Site Allocations (primary)
- Policy 3 Mixed Site Use Allocations (primary)
- Policy 4 Employment Use Allocations (primary)

To make recommendations to the Steering Group regarding their continued suitability and/or modification as well as any supplementary policy areas that the Focus Group has identified. In so doing specific note has been taken of the views of and advice given by Horsham District Council (HDC) and their officers' recommendations for the process of assessing housing need, site assessment and site allocation.

The key elements in this exercise are to establish the level of housing provision required throughout the plan period, its type, location and phasing. This is now a more complicated procedure requiring a more rigorous and detailed approach since 2014 and appointed Neighbourhood Plans Officers at HDC have been working with the Focus Group.

To facilitate this process external studies and consultation were undertaken following recommendations to and by the Steering Group and HDC. AECOM were appointed to prepare a Housing Needs Assessment on the recommendation of HDC. To assess the housing need research questions were established with them: -

Quantity

RQ1. What quantity of housing is appropriate for the Neighbourhood Plan Area?

Tenure

RQ2. What type of affordable housing (social housing, affordable rented, shared ownership, intermediate rented) should be included in the housing mix?

RQ3. What type of market housing (private rented and housing for sale) should be included in the housing mix?

Type

RQ4. What type and size of dwellings are suited to
- older people
- first time buyers and young families

To undertake potential development site assessments following the 'call for sites' the format used was that provided by HDC and to offer an independent view the Steering Group appointed Claire Tester MRTPI of Plan4Localism to assist the Focus Group.

The findings of the Focus Group: -

The range of the number of dwellings to be provided is between 260 – 273 dwellings and will be subject to review with expected new planning and

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housing requirements and further completions of houses with extant planning approval

Provision of a mix of market and affordable homes with an emphasis on the provision of starter homes and for downsizing

Provision of a mix of house types and sizes with a particular requirement for 2/3 bedroom dwellings

Site selection based on the use of brownfield sites first and then small pockets of housing on carefully controlled greenfield sites at the edge of Henfield some housing in Small Dole will not provide the required housing numbers and therefore consideration of larger sites is required

Larger employment sites to be allocated adjacent the already established sites to the south of the Henfield

The effect on and capacity of Utilities infrastructure

The effect of cumulative traffic considerations

The effect of cumulative development on existing built areas

Generally the Focus Group has concluded that as the policies are complex a policy sub group was required to be set up to ensure that 'cross group' policies and site specific policies were fully integrated.

Site assessments and policies were then subject to the scrutiny of a Sustainability Appraisal incorporating a Strategic Environmental Assessment (SA/SEA) carried out by Enplan on behalf of Horsham District Council. This document also identified and assessed 5 options for site selection listed in order of sustainability as options 3, 2, 5, 1 and 4. Included in the first three are sites X and Xa and a version of Option 5 is preferable and recommended to the Steering Group.

1. Introduction

1.1 As part of the preparation of a Neighbourhood Plan, a Steering Group was formally set up on 2 August 2017 to oversee the production of the Neighbourhood Plan on behalf of Henfield Parish Council, who hold overall responsibility.

1.2 Six Focus Groups were established with up to five members to help gather detailed local information to inform the Neighbourhood Plan. These Focus Groups were: Housing & Development, Environment and Countryside, Community Facilities and Infrastructure, Transport and Travel, Local Economy, and Small Dole.

1.3 The specific policy areas and policies for the Housing & Development Focus Group to address were:

Policy 1 – A Spatial Plan for the Parish (primary)

Policy 2 – Housing Site Allocations (primary)

Policy 3 – Mixed Site Use Allocations (primary)

Policy 4 – Employment Use Allocations (primary)

1.4 The group was formed in July 2017 and the members are Tony Duggan, Jackie Fox, Ray Osgood, Gavin Sargent (chair) and Des Weeden, the latter leaving the group in May 2018. The group agreed to meet at two weekly intervals and to consult with stakeholders as necessary and continue to do so.

1.5 Other focus groups were able to complete their work and reports by January 2018. The detail and complexity of the site identification and assessment processes lead to this group continuing in its role and meeting regularly until June 2018 and then to review the progress of the SA/SEA

2. Vision of the Focus Group

2.1 By 2031 Henfield and its wider parish will have become a place where a programme of planned and controlled house building and some other development has resulted in sustainable, integrated and sympathetic growth.

2.2 Development has been of high quality and appropriate in scale and has resulted in affordable housing for people with links to Henfield, created employment opportunities along with the provision of the necessary support services and utility infrastructure improvements that have been implemented with the development programme.

3. Work undertaken by the Focus Group

Approach

3.1 The group assessed the background information relating to the previous plan (2014) prepared by the focus group at that time along with updated planning policy and the requirements of Horsham District Council (HDC). From discussion with HDC particular and new methodologies for the review of sites, their assessment and selection procedure were identified and would require to be followed.

3.2 The group then reviewed various background documents covering planning and housing assessment studies that were still current or have been prepared in the interim including Horsham District Planning Framework (HDPF) 2015 and Chillmark Report 2016: Market Housing Mix: Crawley and Horsham. A document list is included as Annex D.

3.3 The Vision Statement (section 2 above), Strengths Weaknesses Opportunities and Threats (SWOT) Analysis (Annex A) and Communications Strategy prepared in 2014 were found to be relevant and have been retained with minor modifications. The SWOT analysis now includes High/Medium/Low rating.

3.4 Planning policies at present do not control development but have and are leading to larger scale unsympathetic development unrelated to the grain and fabric of the village and parish which do not provide the necessary and parallel upgrade and capacity of infrastructure.

Evidence gathered / Work undertaken

3.5 Meetings of the Focus Group were held regularly at two weekly intervals to review work being undertaken, documentation and the ongoing site evaluation process. HDC officers were consulted and attended to explain and review the 'call for sites,' site assessment procedures and housing needs assessment etc.. These are scheduled in the Activity Log Annex C.

3.6 Reviewed questions for Parish Survey, Housing Needs Assessment and additional housing related questions (from previous survey) to gain more detailed information from residents to inform the group's approach and work.

The Parish Survey and State of the Parish Report February 2018

3.7 The Housing and Development section noted that respondents: -

Development north of the village was most appropriate (60.7%)

Considering moving to a smaller property in the Parish (40.1%)

Unlikely to consider self-build (95.1%)

Would support small scale development in Small Dole (85%)

Adult couple household (30.1%)

Currently live in the Parish (98.8%)

Likely to move in the next 5 or more years (39.6%)

Reason to move – larger home (14.8%), more manageable home (14.4%), smaller home (18.2%), other (23.3%)

Housing Needs Assessment (HNA)

3.8 This presents a thorough and detailed analysis of Housing in Henfield set out under the content headings of Context, Approach (including the research questions), Market Signals and then concludes with recommendations for next steps. The basic conclusions to the main research questions are:

Quantity

RQ1. What quantity of housing is appropriate for the Neighbourhood Plan Area?

Quantity of Housing Needed

1. We have estimated the quantity of housing needed in NPA derived from five different sources; these are:
 - 1 Horsham District Planning Framework 'settlement hierarchy' minimum derived figure (HDPF) 2011-31 generates a projection of **0 dwellings** over the plan period given that the projection for the area has already been satisfied;
 - 2 Horsham District Planning Framework 'district' minimum derived figure (HDPF) 2011-31 generates a projection of **529 dwellings between 2017 and 2031 or 38 homes per year (rounded)**;
 - 3 Housing Need in Horsham 2015 (SHMA) - proportional share drawn from OAN produces a final target of **388 dwellings over the plan period, or 28 per year (rounded)**;
 - 4 DCLG Household projections generate a re-based projection of dwellings **of 400, or 29 dwellings (rounded) per year over the plan period**; and
 - 5 A projection derived from homes growth between 2001 and 2016 of **301 homes over the plan period of 2017-2031**.
- 28we have excluded projection 2, derived from the 'district' minimum from our calculation (see paragraph 23 second bullet). This is because the rationale for using the housing target in the Local Plan as a starting point for a projection of housing need at the neighbourhood level is in order to remain in conformity with strategic policies set out in the Plan. Given the guidance received, it is reasonable to take the settlement hierarchy as the relevant figure number from which the projection for Henfield should be drawn. **The**

average of the remaining projections comes to 272 dwellings, or 19 dwellings per year over the Plan Period (rounded).

Tenure

RQ2. *What type of affordable housing (social housing, affordable rented, shared ownership, intermediate rented) should be included in the housing mix?*

Table 1: Allocation of AH tenure types

| Tenure type | % |
|--|----|
| Social rented housing | 80 |
| Affordable rented housing | 0 |
| Intermediate housing (discounted market sales and affordable private rent housing) | 20 |

Source: AECOM Calculations

RQ3. *What type of market housing (private rented and housing for sale) should be included in the housing mix?*

212 The operation of the market is the best means of addressing the demand for different types of housing for sale. It is important planning policy does not place unnecessary burdens on the market preventing its ability to respond to demand; this is after all the principal way equilibrium is achieved in the housing market and house price growth kept in check.

214 As we have seen, there is evidence of growing demand for private rent accommodation in the NPA (Build to rent)

215 The reason for the strength of this demand is that, for those households unable to access market housing to buy, and who do not qualify for affordable housing, private rented housing is the only remaining option.

Type

RQ4. *What type and size of dwellings are suited to*
- older people
- first time buyers and young families

186 In our judgement policy intervention is justified in two areas

- In terms of tenure, the arrows point to demand for tenures across all types; policy intervention is justified in the need for both social housing and tenures suited to those on household incomes around the mean, that is private rented dwellings, shared equity, discounted market products.
- While the number of larger family homes forms an important part of the housing mix, they do not represent a priority moving forward; indeed the evidence suggests an over-supply of medium sized family homes of 5 rooms. There is however a strong indication, justifying policy intervention, that smaller dwellings of 2 and 3 rooms are needed to address the increase in the number of solo households, the growth in numbers of the elderly and the need to provide affordable homes for newly forming households.

218 As we have seen, given the significant forecast increases in people aged 75+, it is appropriate for policy to provide support for a significant quantum of

sheltered and extra care¹ housing as part of the delivery of new housing. Within a few years, those residents currently in the 65-84 category will be in need for significant levels of care and may not be able to cope in their own homes.

HNA Recommendations

3.9 The report recommends discussion with HDC regarding its content and in particular;

- the contents of this report, including but not limited to Table 3 and 38;
- Neighbourhood Planning Basic Condition E, which is the need for the neighbourhood plan to be in general conformity with the adopted strategic local policies;
- the views of the HDC;
- the views of local residents;
- the views of other relevant local stakeholders, including housing developers; and
- the numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by the Council, including but not limited to the SHLAA.

This process is ongoing and a review meeting with HDC is set for January 19th 2018. Tables 37 and 38 are summaries of factors and local factors Neighbourhood Plan housing specific to Henfield and HPC (Annex E)

CALL FOR SITES

3.10 A 'call for sites by' HPC has identified available sites to be assessed for viability and appropriateness. The call for sites letter was prepared by the Focus Group with input from HDC (Annex F). HPC scheduled these sites based on when received and named sites with reference letters. 32 responses were recorded named Site A onward.

3.11 Only residential sites that would provide 6 or more dwellings are to be considered to allow the provision of affordable housing.

3.12 Landowners or their representatives made presentations at public meetings on the 14th and 28th November 2017 and attendees were requested to complete feedback forms. This has been reviewed and has been used to inform the group.

Focus Group Open Events

3.13 Group information was presented at the open events on 4th and 8th November 2017 including mapping of the site. Attendees were requested to complete feedback forms. This has been reviewed and has been used to inform the group.

3.14 In parallel the Focus Group prepared a Land and Site Details Schedule and mapping of the sites with information regarding ownership, existing and proposed use, size, SHLAA reference and whether included in the 2014 plan as a precursor to site assessment (Annex I). This organized the sites in group order to identify their relationship with the village boundary and whether they fell within the Built Up Area Boundary (BUAB), were adjacent to the BUAB and or outside the BUAB.

3.15 On the advice of HDC this allowed an initial screening process based on conformity with the Horsham District Planning Framework (HDPF) 2015 Policy 4 *Strategic Policy: Settlement Expansion*

The growth of settlements across the District will continue to be supported in order to meet identified local housing, employment and community needs.

Outside built-up area boundaries, the expansion of settlements will be supported where;

1. The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge.

3.16 Sites Y (Swains Farm) and Z (Longleys) were screened out as they do not meet the criteria.

Site Assessment

3.17 Due to the number and complexity of sites coming forward an external planning consultant has been appointed by the Steering Group (Claire Tester MRTPI of Plan4Localism) to carry out the initial site assessment in association with the focus group. The group has provided detailed local knowledge and basic data such as travel distances to facilities etc. Having assessed the sites the group will put forward recommendations for suitable sites along with the type of development and appropriate numbers of houses.

3.18 The site assessment, site summaries and allocations are presented as separate documents.

3.19 Site assessment criteria are under the following headings: -

Location: Site yield completed where areas known

Context: current use from observation.

Site Location: BUAB – reference to ‘adjacent’ taken as if either in/outside boundary.

Housing - Affordable provision if yield is 10 units or more

Recreation/community facilities provision noted as ‘NO’ if not put forward by the site owner

Biodiversity affected, only sites in proximity to common. Habitat Assessment will require a screening from HDC. Greenfield sites flagged to check against records, check TPOs (with HDC), HPC also has tree info.

Landscape - No sites adjacent SDNP. Inter village gap not relevant, employment sites are between settlements but will not lead to coalescence. No designated green spaces as HNP is not in place – policy 15 relevant to review.

Heritage - colour coding not completed as not assessable until sites are designated.

Transport – check access, 50 or more units will require a Traffic Impact Assessment (TIA), cumulative effect should be followed up. Pedestrian access noted if there are pavements.

Economic Development – all to check distances provided as some data refers Vinalls which will become residential and therefore not applicable.

Flooding – Refer to Southern Water, Environment Agency and WSCC websites

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Environmental Quality – no air quality issues. Noise uses not known. Agricultural land classification map is very small scale and difficult to identify individual sites/fields. Generally all G2, river valleys G3.

3.20 Preparation by HDC and assessment for additional documentation:

| | |
|------------------------------------|-----|
| Strategic Environmental Assessment | SEA |
| Sustainability Assessment | SA |
| Habitat Regulation Assessment | HRA |

HOUSING PROVISION

3.21 The HNA by Aecom suggested a figure of 272 homes with a housing target range of 272-285 over the plan period, based on nett completions of 159 units. HDC provided this completions figure but it is from a probable 236, so the figure was updated. Clarification was received from HDC that a further 12 completions could be offset giving a range **260 – 273 homes**. This figure will also be reviewed (2021) against HDC's own Strategic Housing review and updated Government housing requirement due in 2019.

HOUSING TYPE AND MIX

3.22 The HNA provides some guidance in answer to RQ3 although it refers to 'The operation of the market is the best means of addressing the demand for different types of housing for sale.

3.24 There is clear indication from the HNA, from surveys and public feedback that there is a requirement for smaller properties for solo households, starter and downsizing that are 1, 2 and 3 bedroom market housing

3.25 Henfield should also seek Build to rent (BTR) development that may include an element of affordable housing and is likely to be brought forward by specialist developers if this is appropriate to individual sites.

SUSTAINABILITY APPRAISAL INCORPORATING A STRATEGIC ENVIRONMENTAL ASSESSMENT (SA/SEA)

3.26 These assessments were carried out by Enplan on behalf of Horsham District Council. The group's work in preparing background information to inform the site assessments carried out by Claire Tester of Plan4Localism formed the basis of these detailed assessments.

3.27 The SA/SEA is being completed as it is a process that requires ongoing review as it is informed by the development of policies and potential housing and employment sites that come forward based on its findings.

3.28 The assessment has informed the policy noted in the following sections.

4. Primary Policy Areas Reviewed

4.1 The focus group through its initial site assessments and the following SA/SEA assessment has recommended that a version of option 5 be considered by the Steering group as well as the allocation of employment use sites to the south of Henfield.

4.2 Existing brownfield sites due to ownership and viability concerns are to be covered by a general policy for development to allow them to come forward as windfall sites in due course.

4.3 The Steering Group policy sub group will prepare the general and site specific policies

Policy 1 – A Spatial Plan for the Parish

4.4 Planned development should be directly related to and located with the two established settlements of Henfield and Small Dole.

Policy 2 – Housing Site Allocations

4.5 Various permutations of providing the required number of homes was assessed with options for small sites, dispersed sites larger sites and combinations thereof considered. From this in consultation with HDC the 5 options identified by the SA/SEA were reviewed.

4.6 An overriding concern with deliverability led to a large site being considered together with other sites to ensure the housing numbers are achieved through the plan lifetime.

4.7 Whilst traffic concerns are of a local nature they were considered important together with the need to provide relief for further development following on from that recently undertaken.

4.8 With the assessed 5 options for site selection listed in order of sustainability as options 3, 2, 5, 1 and 4. Included in the first three are sites X and Xa. The latter provides for a new access road directly to the north of the village onto the A281 whilst internal links provide connectivity to the village centre and facilities.

4.9 A version of Option 5 is recommended to the Steering Group based on a density of 30 Dwelling per Hectare that would provide up to 270/280 homes during the plan period.

4.10 Landscape impact requires careful assessment and a significant scheme of mitigation would be required.

Policy 3 – Mixed Use Site Allocations

4.11 Identified sites are all within the Henfield village BUAB and as such are within existing development policy. As they are also small sites their allocation could not be made due to deliverability issues, but rather they should come forward as windfall sites as their availability materializes.

Policy 4: Employment Site Allocations

4.12 The existing Henfield Business Park to the south of the village has reached capacity. There is also a partially redeveloped site to the south west of that is currently being extended.

4.13 This location due to the significant employment uses already established is considered a key area for further and future economic development vital to the village and parishes economy particularly with regard to the further housing development planned and required.

5. Secondary Policy Area Reviewed

5.1 Two group members undertook a review of other Focus Group Reports and policies to assess any crossover and cross referencing required with particular regard to open spaces, traffic and utilities.

5.2 This exercise was broadened with the Steering Group policy sub group formation to review and prepare the general and individual site policies

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Annex

- A. SWOT Analysis
- B. Stakeholder Communications Strategy Grid
- C. Activity Log
- D. Sources of Key Evidence Used Background documents list
- E. Housing Needs Assessment Conclusions
- F. Call for sites letter
- G. Open events response
- H. Focus Group Land and Site Details Schedule
- I. Sites Map
- J. Facilities Map

Annex A –Strengths, Weaknesses, Opportunities, Threats

| Strengths | | Weaknesses | |
|--|---|--|---|
| Henfield is a desirable place to live. | H | Lack of smaller properties | H |
| Henfield has a vibrant and economically viable High Street offering the community vital local retail services | H | Price and affordability | H |
| | | Lack of informal recreational spaces | M |
| Good range of community services & over 90 clubs and organisations | H | Transport infrastructure is weak. | M |
| Diverse community and wide range of property types and sizes | H | High Street can be congested (traffic) and can be difficult for larger vehicles to navigate | H |
| Range of historic properties in an attractive setting which defines the village and parish character. | H | Lack of commercial and industrial sites limiting development and employment opportunities | H |
| Surrounded by open countryside comprising arable farmland, woodland and floodplain and proximity to the South Downs National Park | H | Utility infrastructure is poor – water supply, electricity, broadband and particularly sewage, | H |
| | | Limited parking in/ around the High Street. | H |
| | | Increased pressure on Medical services following recent developments | |
| Opportunities | | Threats | |
| Identify and promote redevelopment of brown field sites in and around the village. | H | Imposition of large scale, bland housing estates contrary/detrimental to the village and parish character. | H |
| Control development for the lifetime of the Neighbourhood Plan allowing managed and sympathetic expansion as necessary to its character. | H | Housing target numbers dictated by others without a Neighbourhood Plan. | H |
| Influence housing developments to maintain a good mix of house types providing for the needs of the diverse community. | H | Development in unsuitable locations within the village resulting in loss of land widely used by the public and creating additional traffic congestion. | H |
| Promote high quality design, layout materials and sustainability | H | Local people having to move away due to lack of employment and suitable housing. | H |
| | | Negative effect on the village/parish if infrastructure does not keep pace with development and population increase. | H |
| | | Poor maintenance of Affordable housing | H |
| | | Inward migration | H |

Annex B – Stakeholder Communications Strategy Grid

Communications Strategy Grid

| Stakeholder | Medium for communication | Frequency | Responsibility | What can we receive from Stakeholder |
|--|---|--------------------------------------|---|--|
| Residents Parish Council | Open Days Parish Council, Henfield Hub & other village web sites Parish & BN5 magazines Notice Boards Questionnaire | | Facilitator/coordinated cross group enquiry and collective consultation Steering Group and Parish Council | General response |
| Age Groups | As above | | | Particular requirements |
| Horsham DC and Planning Consultant | Meetings | Throughout plan making process | Chair and members Neighbourhood Plan Officers | Statistical evidence Policy and Planning Guidance SA/SEA Housing numbers |
| Estate Agents Property Websites | Enquiry | Time to time | | Statistics |
| Land Owners, Developers | Call for sites letter | | Steering Group and Parish Council | Development site availability and potential |
| Local Business and | Enquiry | | | Expansion/space requirement |
| Steering Group & Focus Groups | Enquiry & Meetings | | | Statistical evidence Policy and Planning |

Annex C – Activity Log

[illegible]

Annex D - Sources of Key Evidence Used.

Bodies, groups, individuals etc consulted

West Sussex County Council (WSCC)

Horsham District Council (HDC)

Henfield Parish Council

Adjoining Parishes

AirS Action in rural Sussex

Plan4localism

Estate Agents with extensive local property/ownership knowledge (Stevens, Richards)

Residents

Land and site owners

| | | Document | Date |
|----------|--|--|------|
| 1 | | NATIONAL PLANNING POLICY | |
| 1.1 | | National Planning Policy Framework | 2012 |
| 1.2 | | National Planning Policy Guidance | 2012 |
| 1.3 | | National Planning Policy Framework | 2018 |
| 1.4 | | National Planning Policy Guidance | 2018 |
| 1.3 | | DCLG - Simple Guide to Neighbourhood Planning | 2011 |
| 1.4 | | English Heritage NDP Information | 2014 |
| | | | |
| 2 | | GENERAL | |
| | | Locality Neighbourhood Plans Quick Guide | |
| | | Housing Needs Assessment PAS | |
| | | | |
| | | | |
| 2 | | HORSHAM DISTRICT COUNCIL | |
| 2.1 | | Horsham District Planning Framework | 2015 |
| 2.2 | | Strategic Housing and Economic Land Availability (SHELAA) | 2016 |
| 2.3 | | Landscape-Character-Assessment-2003 | |
| 2.4 | | Landscape-Capacity-Study2014 | |
| 2.5 | | Henfield Conservation Area Appraisal and Management Plan - Draft | 2017 |
| 2.6 | | ChilmarkConsulting_Crawley&Horsham_MarketHousing MixReport | 2016 |
| 2.7 | | | |
| 2.8 | | | |
| 2.9 | | | |
| 2.10 | | | |
| 2.11 | | | |
| 3 | | HENFIELD PARISH COUNCIL | |
| 3.1 | | Henfield Neighbourhood Plan | |
| 3.2 | | Henfield Design Statement | 2008 |
| 3.3 | | AECOM Housing Needs Assessment | 2017 |
| | | State of the Parish Report | |
| | | Henfield NP Parish Survey report 2017 | |

Annex E – Other Evidence/Information.

Housing Needs Assessment

6. Conclusions

Overview

Table 2: Summary of factors specific to HPC NP with a potential impact on neighbourhood plan housing quantity

Quantity of Housing Needed

Table 3: Summary of factors specific to Henfield with a potential impact on neighbourhood plan housing

| Factor | Source(s) (detailed in Chapter 5) | Possible impact on future housing need | Rationale for judgement |
|-------------------|--|--|--|
| Employment trends | HNHD15, CtCSEP2014, HDEP16, SHMA09, Census 2001/11 | ↑↑ | <p>The area has been shown to have significant degree of home workers and newly registered businesses, both of which are currently increasing. Horsham also has the best survival rates for new businesses, which could mean further employment growth. In terms of larger-scale employment, the manufacturing sector has been shown to have a competitive locational advantage in Horsham, and the West Sussex Economic Area is also projected to see growth in retailing, financial/business services, distribution/transport and public services. Supporting both of these areas of potential growth, Horsham has a strong skills base and well educated population, with fully 8% more of the population achieving a higher qualification compared with the national average.</p> <p>Furthermore, the area has significant numbers of commuters, and therefore demand for housing will be stimulated by economic growth in the wider Gatwick Diamond region. This is particularly the case due to numerous priority growth locations in the Coast to Coast Local Enterprise Partnership area in commutable distance from Henfield. It has been established that these commuting patterns also extend into the Greater London Area, with the commuting distances experienced in the NPA consistent with this trend.</p> <p>As a result, an assessment of two up arrows has been deemed appropriate because of the emerging role of the Gatwick Diamond as an economic hub in the region, and of</p> |

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London as a whole, and thus the current strength and predicted future growth of employment opportunities in the local area.

| | | | |
|--------------------------------------|--|---|--|
| Housing transactions (Prices) | SHMA09, Land Registry Price Paid Data for 2006-2016, HNHD15 | ↑ | <p>The Henfield NPA has been shown to have experienced a 23% increase in price paid data over a ten year period. The price paid varies significantly per housing typology however, and in particular, growth in flat prices has been low compared to other types. Generally, growth in house prices has been lower in Henfield than in Horsham and relative to some areas of West Sussex too. This may have been due to historically higher house prices in Henfield.</p> <p>As a result the assessment, one up arrow has been deemed appropriate due to the relatively low increases in house prices experienced in the NPA when assessed against the District.</p> |
| Housing Transactions (Volume) | Land Registry Price Paid Data for 2006-2016, Census 2001/2011 data, SHMA09 | ↔ | <p>The levels of housing typologies sold in the Henfield NPA broadly matched the levels sold at the district level and of the existing stock. However, there is a higher volume in sales of terraced housing relatively compared with stock and a similar reduced volume in sales of flats compared with stock. These disparities in housing transactions are likely to cancel themselves out. This suggests there is no mismatch between the demand for different housing types within the NPA compared to the district level.</p> |
| Migration and demographics | HNHD15, SHMA 2009, Census data 2001, 2011 | ↑ | <p>Given the significant migration to the area over the last 20 years from London and Brighton, it is reasonable to expect migration to continue, even where house prices make doing so more difficult for certain groups such as young families. For this reason, one up arrow is considered reasonable, given the growth in the economy of these two major cities in the South East.</p> |
| Overcrowding and concealment | Census Data 2001, 2011 | ↔ | <p>The proportion of concealed families within the NPA (1%) is lower than the proportion found at the district level and lower than the national average (1.9%). There is no evidence to suggest an adjustment needed based on this indicator, particularly given the very small absolute</p> |

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numbers of concealed families and those living in overcrowded conditions in Henfield.

| | | | |
|----------------------------|--|---|--|
| Rate of development | HDC, HNHD15 Land Registry Data/AECOM Calculations | ↔ | The local authorities in the Northern West Sussex Housing Market Area have significantly under-delivered against HMA targets. Horsham, however has been showing a strong housing market with a growing housing supply and in the year 2013/2014 Horsham did deliver more than the 800 homes set as an annual target. However, Henfield has seen a slowing in the number of housing completions in recent years since 2013. This could suggest that rate of development is a mixed picture but tends to be slowing recently. Taking the available data in the round, a neutral position is justified. |
|----------------------------|--|---|--|

Table 4: Summary of local factors specific to HPC with a potential impact on neighbourhood plan housing characteristics

| Factor | Source(s) (see Chapter 3) | Possible impact on housing needed | Conclusion |
|--|---------------------------|--|---|
| Affordable Housing (AH) | HNSR, SHMA studies | <p>25.9% feel the parish does not have the housing stock to meet their future needs, yet only 6.8% of households are eligible for AH.</p> <p>14.4% of households currently occupy AH.</p> <p>Households with incomes below the mean of £47,000 per year are unable to afford entry level market properties</p> <p>57% of households are currently reliant on private rented dwellings or some form of emerging 'intermediate' AH housing product, without taking account of savings or access to other forms of finance.</p> | <p>Those ineligible for AH but who cannot afford market housing, are presented with a choice of accepting unsuitable housing in Henfield, or moving from the area.</p> <p>The ratio of eligible households to AH stock suggests the supply of AH meet demand.</p> <p>Shared ownership is a realistic route to home ownership for those on median incomes, for example first time buyers.</p> <p>The evidence gathered does not support HPC developing its own AH policy, but does indicate the council's policy should be assertively implemented in the NPA.</p> <p>Of the AH quota secured through market housing development, 80% should be allocated to social rented housing and 20% to intermediate products.</p> |
| Demand/need for smaller dwellings | Census, HNSR | The current housing stock exhibits a strong bias towards larger dwellings, and relatively few flats. | Concealed households are unlikely to accept their housing conditions over the long-term, with many choosing to move to more affordable areas. This |

Housing and Development Focus Group Report

| | | | |
|--|--|---|---|
| | | <p>Changes in the profile of the housing stock saw an increase in larger family dwellings.</p> <p>There exists a small number of concealed households and a larger group of non-dependent children living in the parental home.</p> | <p>indicates that, unless Henfield is able to provide this housing in a timely way, over the years many newly forming households that would have chosen to live in the Parish will live elsewhere. The leakage of this demographic tier threatens the viability of local services, the ability of children to be active carers and the overall vitality of the settlement.</p> <p>Smaller dwellings of 2 and 3 rooms are needed to address the increase in the number of solo households, the growth in numbers of the elderly and the need to provide affordable homes for newly forming households.</p> |
| Demographic change | Census, SHMA studies | <p>Data shows an increase in the numbers of older people between 2001 and 2011</p> <p>There is forecast to be a substantial increase in the number of solo households.</p> | <p>The increase in the proportion of the population accounted for by older people creates an imperative for housing policy to address their needs, for example dwellings of a manageable size and designed to be 'age-friendly.'</p> <p>The growth in solo households does not translate automatically into smaller homes. To take older people as an example, many wish to accommodate a live-in carer as well as at least one guest bedroom for friends and family to stay.</p> |
| Family-sized housing | Census | <p>Analysis of the Age Structure of the population of Henfield and the changes that have been identified indicate a family orientated community.</p> <p>Changes in the profile of the housing stock saw an increase in larger family dwellings.</p> <p>Data also suggests a clear family orientation with roughly a third of all households including children.</p> | <p>While the number of larger family homes forms an important part of the housing mix and should continue to do so, they do not represent a priority moving forward; indeed the evidence suggests an over-supply of medium sized family homes of 5 rooms.</p> |
| Housing for independent living for older people | Housing Learning and Improvement Network (LIN) | <p>An estimate of the increase in the number of people aged 75+ by 2031 stands at 187 individuals.</p> | <p>This estimates, using LIN's housing calculator produces the following additional housing: conventional sheltered housing units = 11 (rounded); leasehold sheltered housing units = 22 (rounded);</p> |

Housing and Development Focus Group Report

'enhanced' sheltered units, split 50:50 between those for rent and those for sale = 4 (rounded); extra care housing units for rent = 3 (rounded); extra care housing units for sale = 6 (rounded); specialist dementia care homes = 1 (rounded)

| | | | |
|--------------------------|--------|---|---|
| Tenure of housing | Census | The bulk of the housing stock is in owner occupation, suggesting a deficiency of housing for those on modest incomes. | Given affordability analysis and the profile of housing tenure in the NPA, points to demand for tenures across all types; policy intervention is justified in the need for both social housing and tenures suited to those on household incomes around the mean, that is private rented dwellings, shared equity, discounted market products. |
|--------------------------|--------|---|---|

Annex F – Open Day response



HOUSING + DEVELOPMENT FOCUS GROUP

OPEN DAY FEEDBACK – 4th and 8th November 2017

22 completed feedback forms received (33 previously)

| Age Group | Prefer not to say NS | 10-14 | 15-24 | 25-44 | 45-64 | 65+ | Place of residence | | |
|-----------|----------------------|-------|-------|-------|-------|-----|--------------------|--------------|--------|
| | 3 (2 blank) | none | 1 | 3 | 8 | 7 | 17 Henfield | 0 Small Dole | 5blank |

Collated responses to questions on feedback form – General comment column added here as many comments were outside the questions asked

| | GENERAL COMMENT | Age Group | VISION STATEMENT | Age Group | SWOT | Age Group | AREAS FOR POTENTIAL CONSULTATION | Age Group |
|----------------------------------|---|--|--|----------------------------------|--|--|--|---|
| What do you think is good about? | Cannot see access to K1 and K2. If these developments go ahead it will turn this lovely village into urban sprawl. Provide a relief road to serve sites to the east Self build housing is needed. | NS 45-64 45-64 | No inclusion of environmental safe guarding. Development should not be to the detriment of existing residents No large estates and use of smaller brownfield sites (4) Strongly agree with integrated and sympathetic growth, high quality and appropriate scale. Control of planning and building | 15-24 25-44 45-64 45-64 | Good consideration of parking facilities Brownfield site development (3) Good availability of sites Good idea to limit development size Essential that infrastructure is in place Large scale bland housing is a threat (5) Covers all points | 15-24 45-64 45-64 45-64 45-64 45-64 | Prefer brownfield to green field if light industrial compensated. Greater focus on appropriate scale and high quality. | 25-44 45-64 |
| What is not so good? | Cannot see access to K1 and K2. If these developments go ahead it will turn this lovely village into urban sprawl. Development of C, K1 and K2 through Wantley Hill would give continued disruption to existing residents Traffic congestion Recent estates lack any design reference to Henfield Large developments by national housebuilders are bland Barratt's estate is an eyesore | NS 25-44 45-64 45-64 45-64 | No inclusion of environmental safe guarding. No large developments, should refer to smaller pockets (3) Traffic and air pollution Congestion in Furners Lane | 15-24 45-64 65+ 65+ | Lack of recreational space should be a high priority Infrastructure at capacity (4) Wildlife habitat endangered by Sites C, K1 and K2 Loss of green spaces, retail and employment uses. Parking needs to reflect increased car use, on street parking needs to be enforced. | 15-24 25-44 25-44 45-64 45-64 | Development to west from site F onwards undesirable access wise and in terms of dissolving village edge Area at Parsonage Farm does not support further development due to access issues and would create an area too dense within the village Residents views where adjacent proposed development should be paramount Parking is better now that permits have been introduced. Dangerous access/traffic to Furners Lane and Longley's Field | 25-44 25-44 25-44 45-64 65+ |
| What would you like to add? | Low cost housing for key workers Development should require a minimum garden space/large recreational areas Landscaping (public and private) should be with mature planting Consideration of access roads to avoid continued disruption to existing residents Green space for play areas and dog walking Confirmation that Utilities have capacity (4) Effect of heavy traffic on small roads Affordability for young people | NS 15-24 25-44 45-64 45-64 | | 25-44 | Lack of sympathetic / local style in development; particularly at risk with large estates Development phasing should not allow continuous building in the same area causing continued disruption Smaller sites are better suited to quality development On street parking creates traffic pinch points. | 25-44 25-44 45-64 45-64 45-64 | Provide a relief road to serve sites to the east (3) Architectural / aesthetic imagination in any new development while bearing in mind sympathy Do not further develop Parsonage Farm Development phasing should take account of recent completions so that areas are not | NS 45-64 25-44 25-44 25-44 |

| | GENERAL COMMENT | Age | VISION STATEMENT | Age | SWOT | Age | AREAS FOR CONSULTATION | Age |
|--|---|---|------------------|-----|--|------------------|---------------------------------|-----|
| | Housing to the north of Henfield preferred, better access to schools etc., less impact on existing roads (3) Can information be available on line as cannot always attend meetings New build housing is cramped, small front and rear gardens, narrow roads, urban feel and lack of open space (3) Greater support for individual and small scale development Sites F, H and R would damage views, create traffic on dangerous bends and poor access (3) Development should not allow growth all round the village Reduce development to south and west of village, cannot take traffic increase and spoil open views | 45-64 45-64 45-64 45-64 65+ | | | Cumulative development traffic effects on High Street junctions – Church Street and Furners Lane. Development at Furners Lane and West End Lane must address/provide new access roads Traffic figures appear managed and do not take cumulative effects into consideration | 45-64 65+ | blighted by continual building. | |

| Question | Yes | Yes/No | No | Not stated |
|--|---------------------|--------------------|---|----------------------|
| Are you satisfied with design and layout of recent developments in the area? | 1 | 0 | 9 | 12 |
| Answer as % (22 respondents) | 4% (20% previously) | 0% (8% previously) | 41% (36% previously) | 55% (36% previously) |
| Comments | | | New build housing is bland, boring with poor design and layout Horrid cheap white picket fencing at Parsonage Farm National housebuilder style not relevant to locality | |

SUMMARY - Repeated comments and concerns

Traffic

Access and volume of traffic, local pinch points with High Street junctions. Many roads have on street parking which exacerbates traffic congestion. This and cumulative traffic increases do not seem to be taken into account

Development location

To north and or east of village with suitable access roads – not through existing road network

Brownfield first and then small pockets of housing using Greenfield locations

Some houses at Small Dole

Development type

Small scale housing development

No large estates as out of character and urban

Smaller properties, larger gardens and green spaces

Affordability

Development Phasing

Integration and phased development through plan period

No follow on developments leading to continuous disruption



Henfield Neighbourhood Plan 2017-2031

Site Assessment Open Days May
2018 Questionnaires



14th June 2018

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Summary

324 people attended the Site Assessment Open Day event on 5th and 8th May 2018, and a total of 1,564 questionnaires were returned. 153 of these were responses to the general questions and between 19 and 69 people responded about each specific site.

The number of responses to specific sites varies greatly. Some responses indicate collaboration between neighbours. Generally, the number of responses for a particular site is low. The consolidated results have limited statistical value although the comments themselves are useful in assisting the NPSG in compiling its report, contributing to the SG's knowledge of the public's priorities.

There are some conclusions which can be drawn, however. There was a good level of engagement in the process. People are interested and of the 324 attending at least 153 wished to make comments and express opinions.

A significant majority 87% were in favour of brownfield sites being developed first.

A large majority 58% were in favour of developments consisting of smaller sites as against 25% in favour of larger sites.

A small majority 41% were in favour of developments being phased evenly over the plan period as against 33% favouring the second half of the plan and only 10% favouring the first half of the plan.

The responses to the site specific questionnaires were diverse with people both in support and against each site. The statistical sample is small with the result that no definitive conclusions can be drawn.

Once again, the Steering Group would like to thank members of the public, and interested parties, for their continued support, and involvement in the production of the Henfield Neighbourhood Plan.

Ray Osgood
Chairman of Henfield Neighbourhood Plan Steering Group

1. Introduction

A Site Assessment Open Day event was held on 5th May (9.30 to 12.30) and 8th May (18.30 to 21.30). Site summaries for all sites were displayed as well as general information about the purpose of the event. Questionnaires were made available for people to record their views.

324 people attended the Open Day event, and a total of 1,564 questionnaires were returned.

This report summarises the responses received, notes some factors which limit the usefulness of the information which can be derived from these questionnaires, and draws conclusions.

2. General Questionnaires Observations

There are factors to note when analysing the questionnaires:-

- The events were open to all, therefore we cannot be certain that all responses were from residents within the designated plan area.
- There was no restriction on the completion of the questionnaires. People could complete more than one.

3. Analysis of General Questionnaire Responses

153 completed questionnaires were returned.

The numbers replying to the different parts of questions 1 to 3 were counted. Question 4 was a free format question. However, there are recurring concerns allowing these to be grouped into the following categories:- Roads, access, congestion; Schools and education; Medical centre and other health facilities; Car parks; Public transport; High Street shops/ retail centre; Chemist; Utilities/drainage; and Other.

Where respondents had added comments (Question 5) the subject matter of these was noted, so that the original full comment can be referred to later.

3.1 Question 1: Do you have a preference for the housing target being met by a few large sites (over 100 each) or many smaller sites (less than 30 each)?

A large majority 58% were in favour of developments consisting of smaller sites as against 25% favouring larger sites (Chart 1).

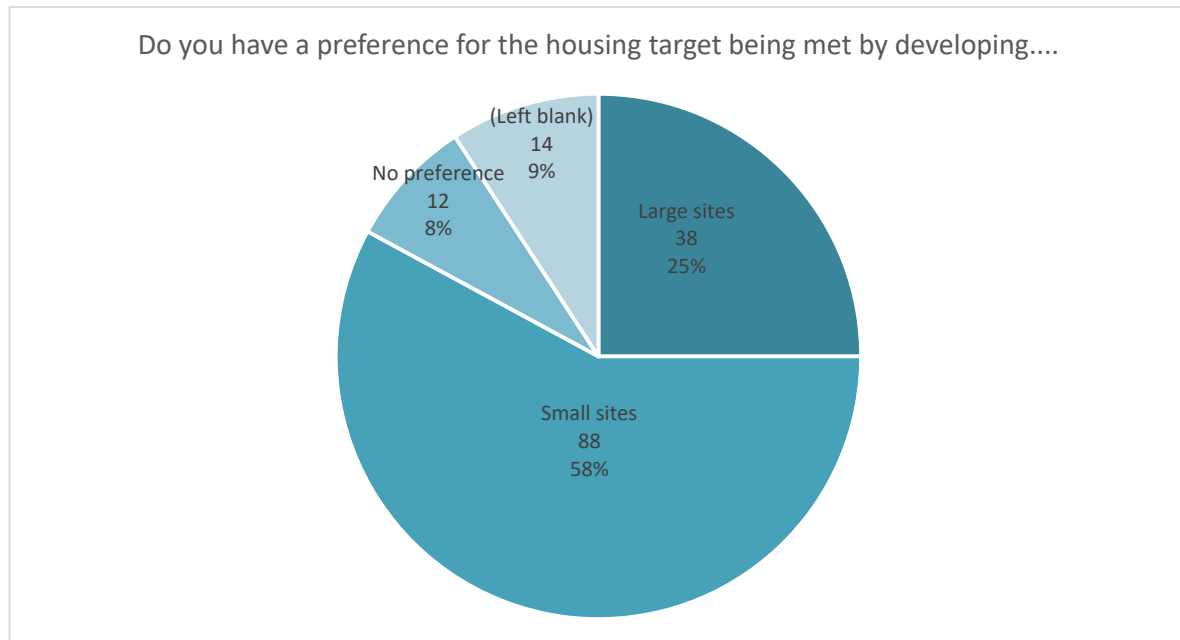


Chart 1

3.2 Question 2: Would you prefer the brownfield site being developed first?

A significant majority 87% were in favour of brownfield sites being developed first (Chart 2).

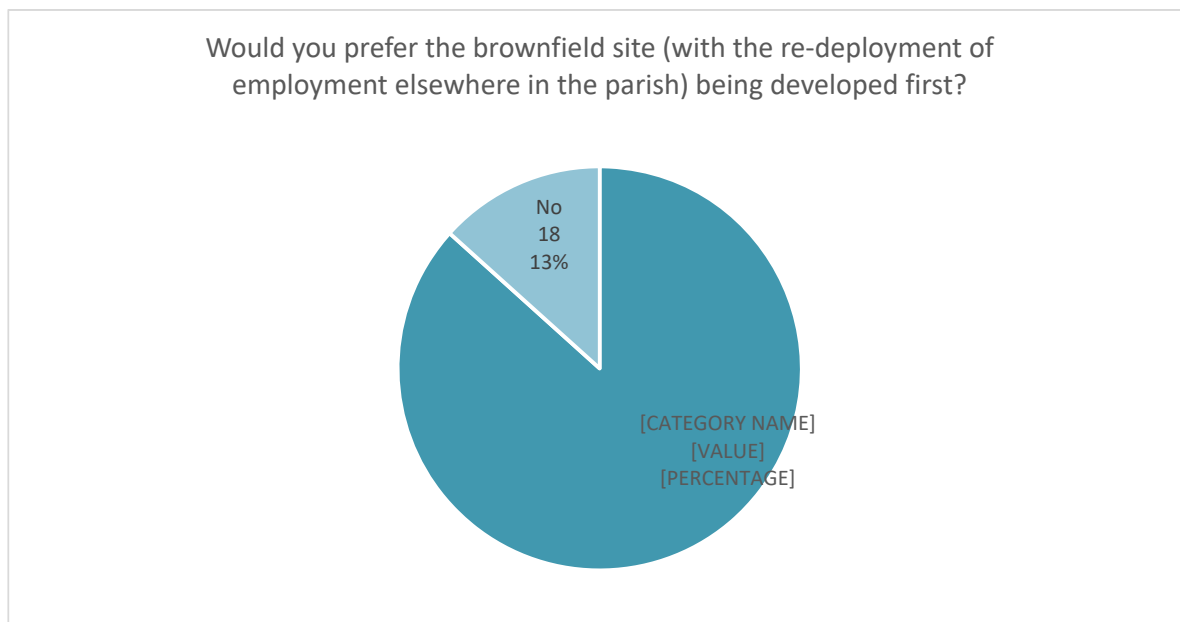


Chart 2

3.3 Question 3: Would you rather development was phased...?

A small majority 41% were in favour of developments being phased evenly over the plan period as against 33% favouring the second half of the plan and only 10% favouring the first half of the plan (Chart 3).

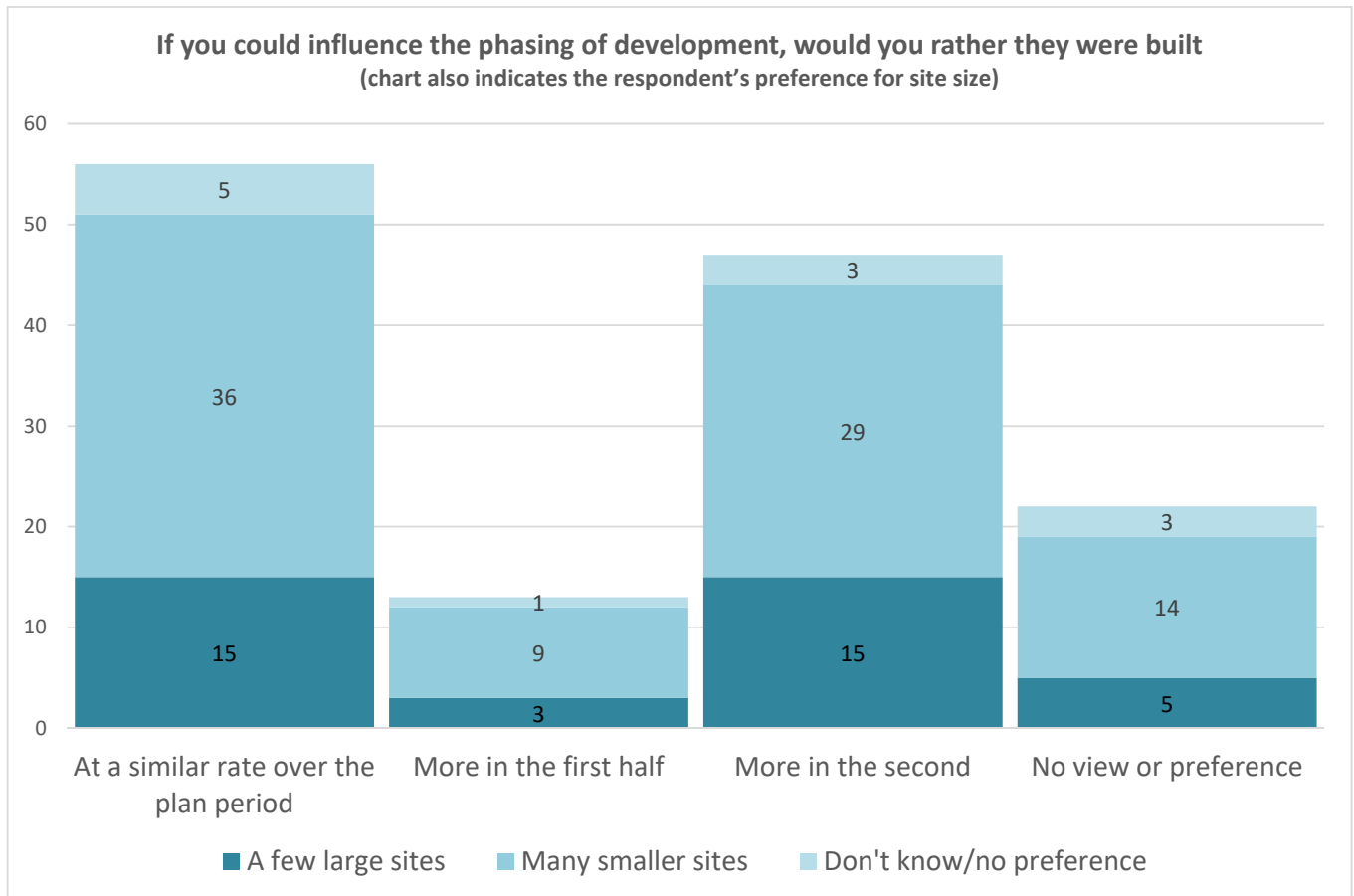


Chart 3

3.4 Question 4: Are there any infrastructure improvements you regard as being essential BEFORE any more significant development takes place?

The responses to this question (Chart 4) show the same concerns and priorities as expressed in the 2017 HNP Survey, the results of which were incorporated in the State of the Parish Report and informed the work of the Community Facilities and Infrastructure Focus Group.

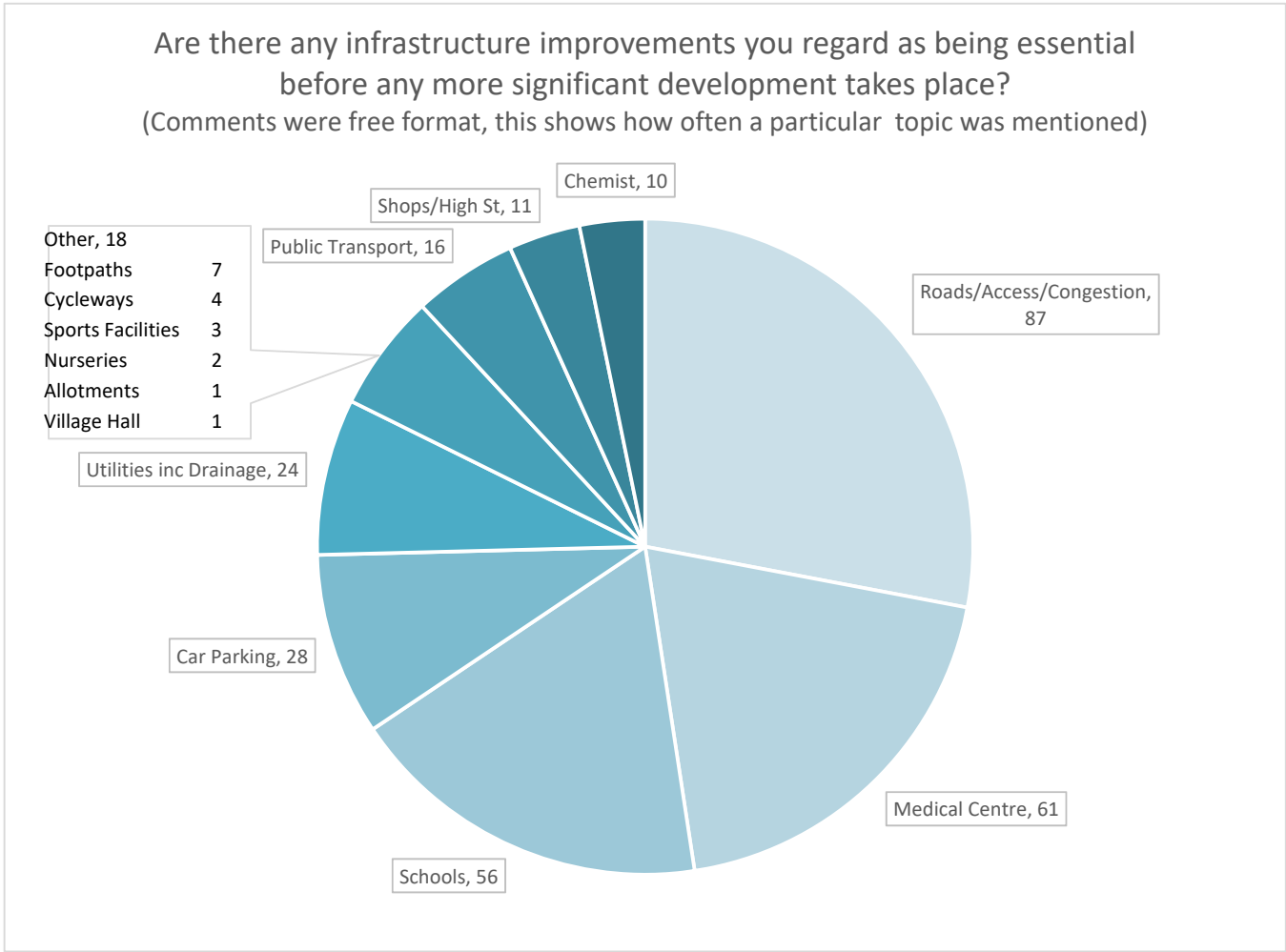


Chart 4

3.5 Question 5: Any other comments?

Many of the comments were amplifications or reiterations of responses to the earlier questions. Also mentioned were the need for affordable housing; the need for developers to make financial contributions for infrastructure improvements; need for a bypass; need to retain farming land for food production; and environmental concerns.

4 Site Specific Questionnaires Observations

In addition to the factors noted in paragraph 2 above there are further caveats to the site-specific questionnaires.

- Most of the questions were unstructured and requested free format responses, and therefore needed interpretation.
- We asked for reasons for negative response but not for positive responses therefore the responses are likely to be weighted towards the negative with only a few positive comments.
- The number of responses to specific sites varies greatly. It is not possible to say whether a response is one of many from an individual or a solitary response where the respondent feels strongly about a specific site.
- There is no correlation between the general questionnaires and the site specific questionnaires.

Because of these factors the consolidated results have limited statistical value. The comments themselves are valuable in assisting the NPSG in compiling its report, contributing to the SG's knowledge of the public's priorities.

5 Analysis of Site Specific Questionnaire Responses

1402 responses were received in total, ranging from 69 (Site L) to 19 (Site T).

The numbers supporting and not supporting inclusion of a particular site (question 1) were counted.

The diversity of responses and the unstructured format of the questionnaire makes it impossible to rank individual sites. Although the sites are grouped in charts for ease of reference, the data is not comparative. The base used is a straight count of "yes" minus "no" to give a net figure. However a different base can be used and a different result achieved.

5.1 Question 1: Would you support the inclusion of this site in the Neighbourhood Plan at referendum?

Chart 5 shows the net number supporting or not supporting a specific site. The ordering of the sites and the colouring of the bars is to make the data easier to read. The bars have been coloured to differentiate between small sites, (less than 30 housing units proposed), larger sites (over 30) and Employment sites (no housing proposed).

The total of "Yes" responses have also been shown on the chart. This highlights potential "block" responses and shows that every site had at least three respondents supporting its inclusion.

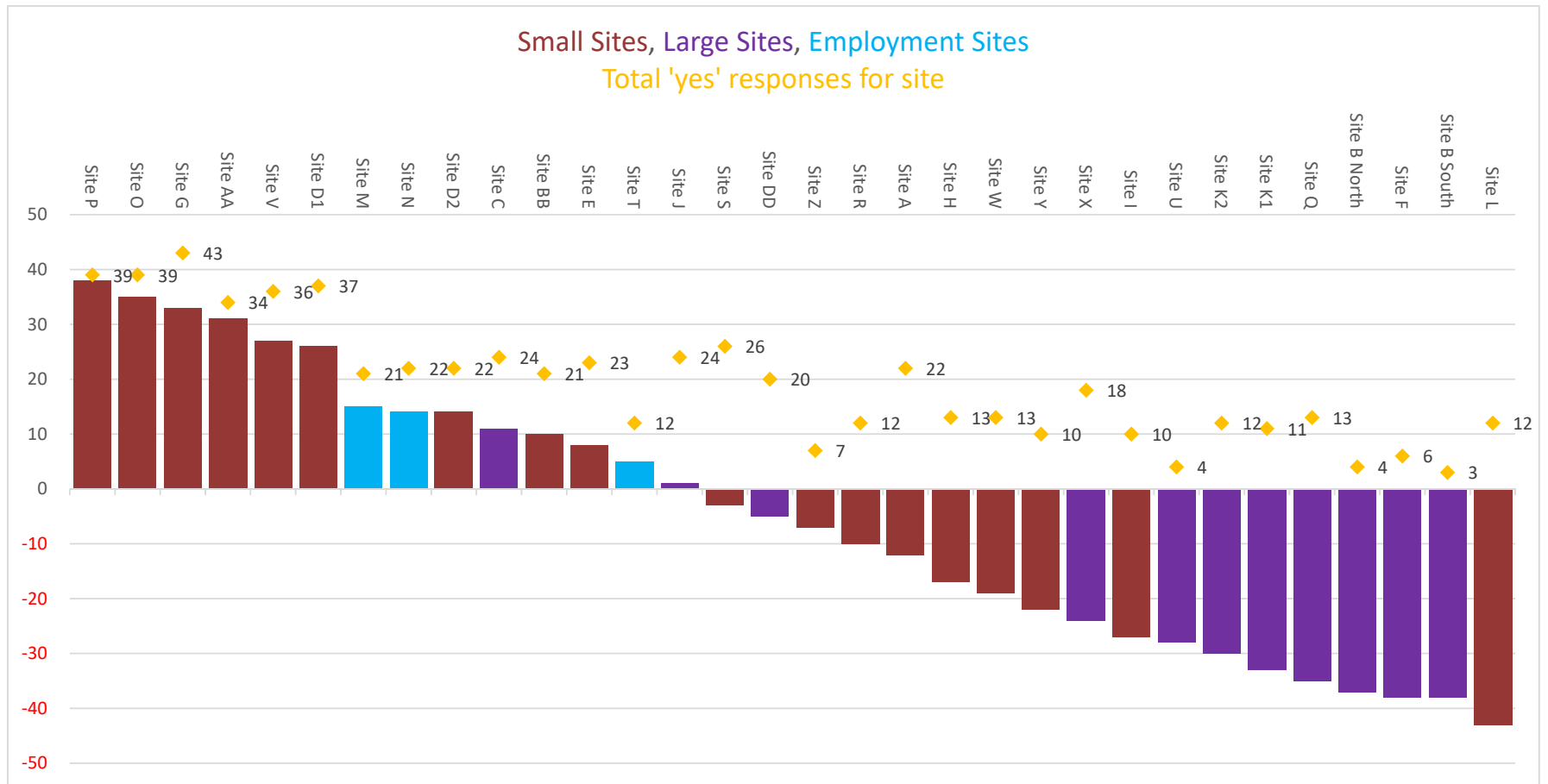


Chart 5

5.2 Other Questions

Comments made under the other questions were collated under the following headings:- Too large a development; Negative impact on the nature of the village; Problem with access, traffic, congestion or parking; Outside the built up area, in open countryside or on farming land; Flood risk; and Unsustainable or lack of infrastructure.

There is a spreadsheet for each site showing this information and the gist of any other comments made regarding suggestions to make the site more acceptable or information which the respondent felt might help with the site assessment. The summary is cross-referenced to the original so that it can be read in full if required.

The following charts separate the sites in order to make the data easier to read.

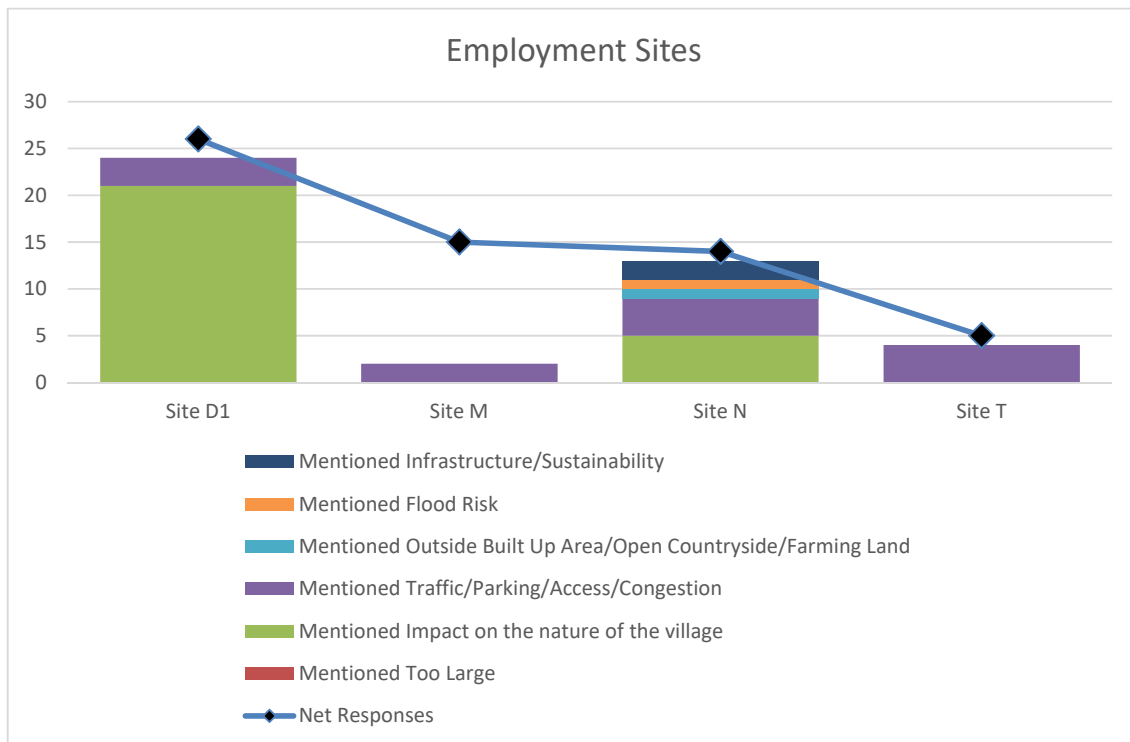


Chart 6

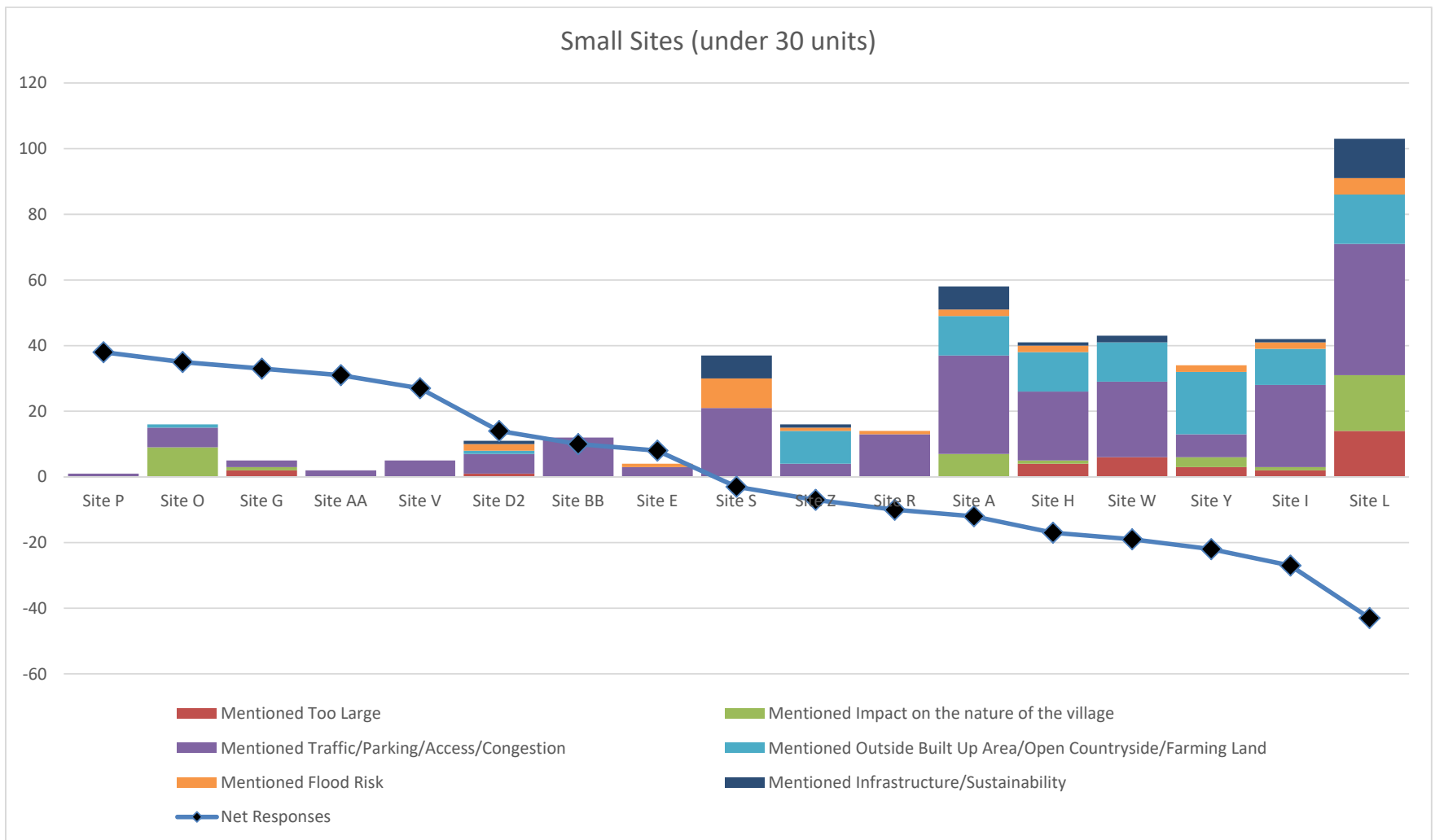


Chart 8

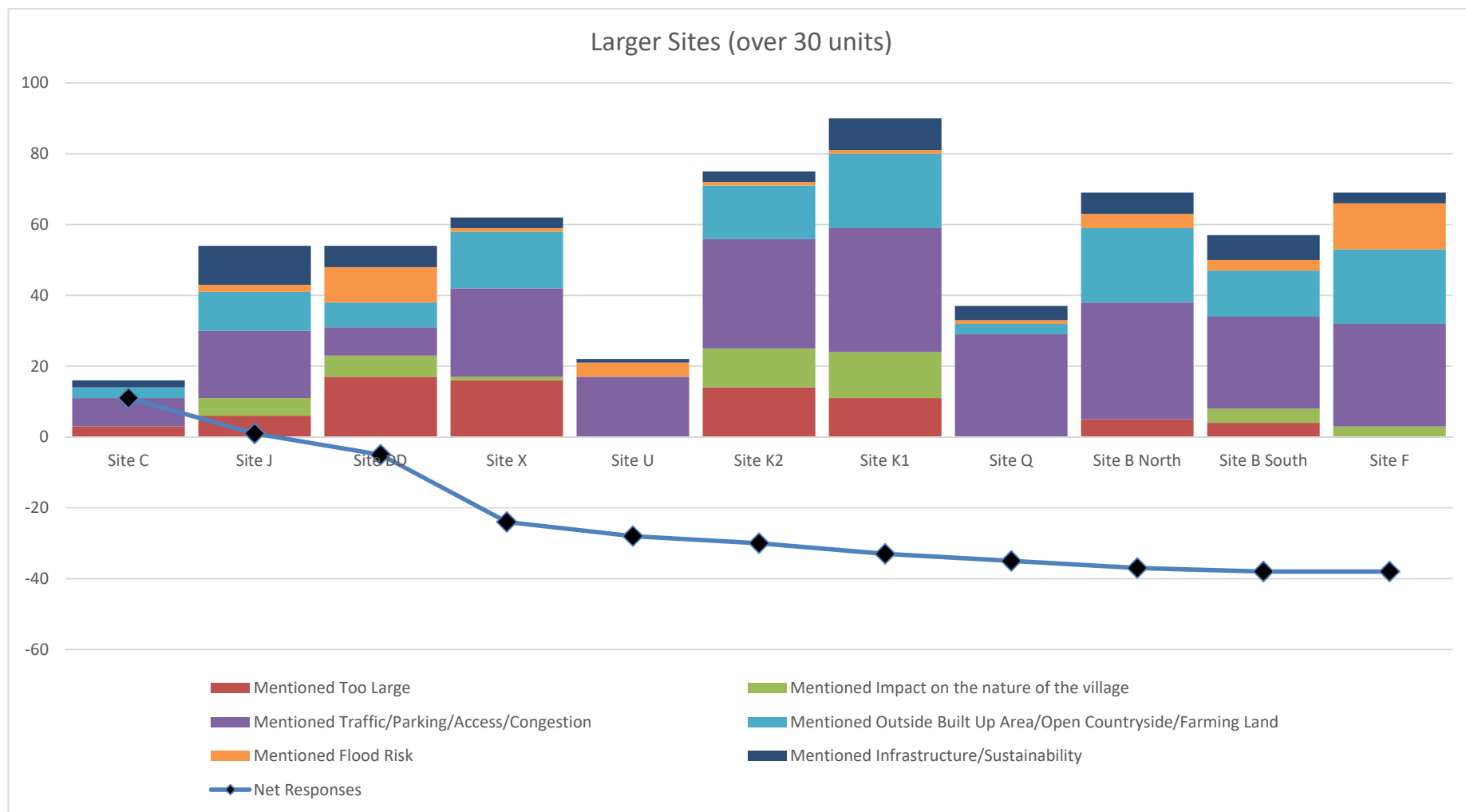


Chart 9

6 Conclusions

There was a good level of engagement in the process. People are interested and of the 324 attending at least 153 wished to make comments and express opinions.

Of the 153 completing the general questionnaire, a significant majority 87% were in favour of brownfield sites being developed first. A large majority 58% were in favour of developments consisting of smaller sites as against 25% in favour of larger sites. A small majority 41% were in favour of developments being phased evenly over the plan period as against 33% favouring the second half of the plan and only 10% favouring the first half of the plan.

The responses to the site specific questionnaires were diverse and the statistical sample small with the result that no definitive conclusions can be drawn from the data.

ANNEX A - General Questionnaire

ANNEX B - Site Specific Questionnaire (example – all sites were the same)

ANNEX C – WORKING PAPERS

General Questionnaire

Site Specific Questionnaire (example – all sites were the same)

Summary of General Questionnaire Responses

Summary of Site Specific questionnaires

- Yes-No Site Analysis
- Sites A to D2
- Sites E to J
- Sites K to O
- Sites P to U
- Sites V to DD

Annex H – Call for Sites Letter of Invitation

HENFIELD NEIGHBOURHOOD PLAN

CALL FOR DEVELOPMENT SITES

The Neighbourhood Plan Steering Group (NPSG) aim to assess future housing and other development needs and is calling for landowners, agents/managers, developers, businesses and local interest groups to submit expressions of interest for potential development sites within the Designated Area of the Henfield Neighbourhood Plan to be considered for possible inclusion in the Plan.

We have commissioned a national consultant to undertake a robust Housing Needs Assessment for our parish. This will give us clarity on the level of need and type of housing needed in and required of our parish. We will review and re-assess sites that were previously submitted to us as well as any new site that comes forward.

This is also an opportunity for any landowner, agent or developer who could not engage with us earlier to submit their sites to be considered for possible inclusion in the Neighbourhood Plan for future development.

At this stage the NPSG is not committed to allocating proposed sites to the Neighbourhood Plan. The process of receiving proposed sites will not in itself decide whether a site would be allocated for development by the neighbourhood plan nor will it commit the proposer(s) to applying for planning consent, however it will enable the steering group to better understand what is available and how best that can meet our identified need.

If you want a site(s) to be considered for inclusion in the Neighbourhood Plan, we would like to hear from you. The site(s) need not be in your ownership if you have a responsibility for managing them and proposals can be for a wide range of development uses.

Please supply the following information

- Location (supply an Ordnance Survey map where possible showing site boundary)
- Current use of site
- Any known and anticipated constraints to developing the site; access to a highway, utilities/services availability or service diversions required etc.
- Proposed type of development - housing (minimum 5 units or more), mixed use or commercial etc.
- Whether the site would be available during the first or second ten year period of the plan

Please send all relevant information including your name and full contact details no later than **6th October 2017** to henfieldnp@gmail.com with a view to making a presentation by the end of October 2017.

Please head your submission “**Henfield Neighbourhood Plan Call for Sites**”

Alternatively you can submit by post to

Henfield Parish Council, The Henfield Hall, Coopers Way, Henfield, West Sussex, BN5 9DB

Thank you

Annex I – Sites Schedule



Housing and Development Focus Group
Land + Site Details Schedule _171022_v3Draft

| | Name/ Location/Address | Owner | Area | Current Use | Potential Use/(Un)Suitability for Development | SHELAA ref | HPC advised Owner | HDC advised Owner | Responded to 'Call for sites' | HNP ref | Included 2014HNP |
|------------|--|--|------------------------|--|--|------------|----------------------|----------------------|-------------------------------------|-----------------|---------------------|
| 100 | Within Henfield BUAB | | | | | | | | | | |
| 101 | Bus Station, Station Road | Helliars Removals Burchett and Hard | 0.146Ha 0.36Acres | Forge Bus Parking | Residential 7 units 6-10 years | SA423 | | YES | | O/ P | YES |
| 102 | Vinalls Business Centre Nep Town Road | Rob Austen Renewable lease owned by Vinalls Business Centre (Keith Henly) Nep Town Road Henfield West Sussex BN5 9DZ | 0.164Ha 0.405Acres | Business Units | Residential 12 units Business 11+ years | SA446 | | YES | YES | V1 | YES |
| 103 | N+R Motorworks Nep Town Road | As above | 0.085Ha 0.21Acres | Motorworks | Residential/Business included in above | SA446 | | YES | YES | V2 | YES |
| 104 | Old Steam Mill | Greenfield Family Trust | 0.16Ha 0.39Acres | Motorworks Joiner/Kitchen Maker | Residential 8 units Business and start up units 6-10 years | SA515 | | YES | YES | D | YES |
| 105 | Brangwyn Village Stores Station Road | Mr and Mrs Guprashad (Patti + Seet) Brangwyn, Station Road, Henfield BN5 9UP | 0.087Ha 0.21Acres | Retail + residential | Residential 8 units Retail (Class A1) 2 units 1-5 years | SA511 | | YES | YES (&2014) | AA | YES |
| 106 | Car Park/wcs High Street | Horsham DC | 0.3344Ha 0.826Acres | Car Park/wcs | Open Space/Retail/Housing/parking 1-5 years | SA554 | | YES | YES | D1 | YES |
| 107 | Post Office, High Street | Mr and Mrs Way (Paul + Gayle) Newhay Upper Station Road Henfield, West Sussex BN5 9PL | 0.062Ha 0.15Acre | Post Office Garden/parking area | Extension to car park/ retail unit(s) 1-5 years | SA554 | | YES | (2014) | BB | YES |
| 108 | Setyres High Street | Setyres Unit 7, Hackhurst Lane Hailsham East Sussex BN27 4BW | 0.24Ha 0.59Acres | Motorworks Car Parts (retail) Car Showroom | Mixed use Residential /Retail/Business Excluded as below SHELAA threshold | SA148 | | YES | YES | G | |
| 109 | Land to the South of Hollands Land | HDC | 0.75Ha 1.85Acres | Industrial Employment | Residential - unsuitable NOT CURRENTLY DEVELOPABLE Business use now proposed | SA487 | | YES | YES | D2 | |

WSSC West Sussex County Council
HPC Henfield Parish Council
HDC Horsham District Council
SHELAA Strategic Housing and Economic Land Availability Assessment July 2016

Housing and Development Focus Group
Land + Site Details Schedule

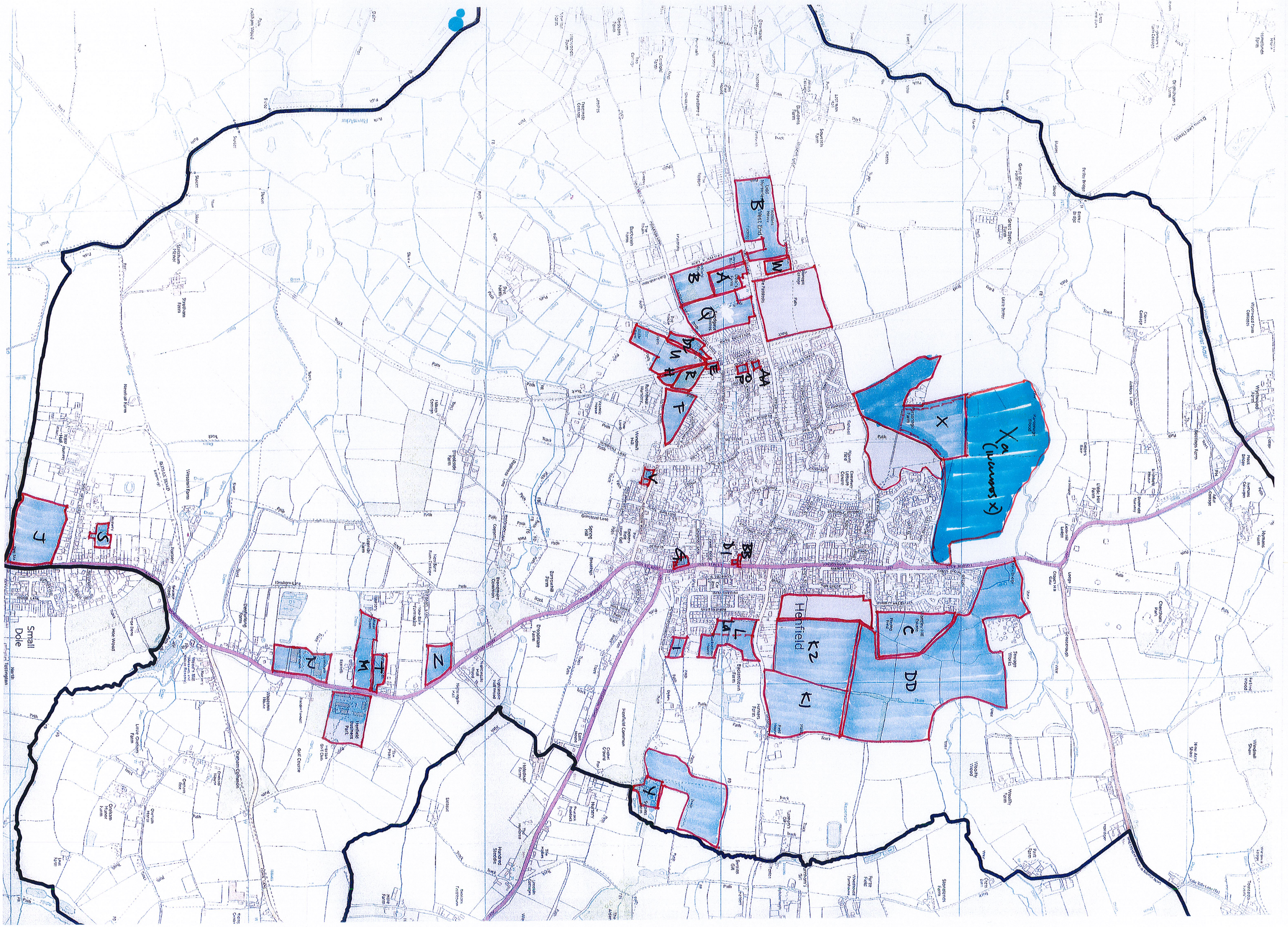
| | Name/ Location/Address | Owner | Area from OS | Current Use | Potential Use/(Un)Suitability for Development | SHLAA ref | HPC advised Owner | HDC advised Owner | Responded 'Call for sites' | HNP ref | Included 2014HNP |
|------------|--|---|----------------------|---|---|-----------|----------------------|----------------------|-------------------------------|------------|---------------------|
| 200 | Adjacent Henfield BUAB | | | | | | | | | | |
| 201 | Land at Parsonage Farm | Welbeck Strategic Land LLP | 4.5Ha 11.12Acres | Agricultural Land | Residential 140 units | | | | YES | X | |
| 202 | Land south of Chanctonbury View | Fairfax Acquisitions Limited | 2.12Ha 5.24Acres | Agricultural Land Grade 2 | Residential 42 units Excluded from SHELAA, countryside designation | | | | YES | F | |
| 203 | Land to the South of Hollands Land | Mr + Mrs Haworth-Booth and Mr R Fuller | 2.113Ha 5.2Acres | Agricultural Land (Grazing) | Residential NOT CURRENTLY DEVELOPABLE | SA035 | | YES | (2014) | U | |
| 204 | Knights Field, Sandy Lane, Henfield | Veronica Brooks, Sakeham Farm, Wheatsheaf Road, Henfield, BN5 9BL | | Open land | Residential mixed tenure | | | | YES | R | |
| 205 | Land east of Pinelands | c/o Chris Moore Plainview Planning, 42 Clarendon House, Clarence Street Cheltenham GL50 3PL | | Disused quarry, poultry farm Woodland | Self Build (no. stated as small, 3 units only shown) | | | | YES | P | |
| 206 | Land at Wantley Hill | WSCC Valuation + Estates Dept County Hall Chichester | 4.64Ha 11.46Acres | Open land | Residential 40 units : low/medium density housing and community uses 11+ years | SA065 | | YES | YES (&2014) | C | YES |
| 207 | Land west of Backsettown and 21 Furners Mead | Independent Age c/o Clifford Dann David Campion MRCS, Clifford Dann, Albion House Lewes East Sussex BN7 2NF | 3.0Ha 7.44Acres | Agricultural Land | Residential 25 units 6-10 years | SA011 | | YES | YES (&2014) | L | YES |
| 208 | Allotments | As above | 0.11Ha 0.27Acre | Allotments | Residential | | | | | | |
| 209 | Land north of Furners Lane | Mr A Parsons, Diamond Hill Brighton Road Shermanbury RH13 8HB | 7.5Ha 40Acres | Agricultural Land | Residential NOT CURRENTLY DEVELOPABLE | SA005 | | YES | YES (&2014) | K1 | |
| 210 | Land north of Furners Lane West part of 209 | Mr A Parsons, Diamond Hill Brighton Road Shermanbury RH13 8HB Croudace | 8.5Ha 21Acres | Agricultural Land Part of above | Residential NOT CURRENTLY DEVELOPABLE 200-240 units | SA631 | | YES | YES | K2 | |
| 211 | Land south of the Bowls Club | Davies family | 0.554Ha 1.37Acres | Agricultural Land (grazing) | Residential 10 units 1-5 years | SA504 | | YES | YES (&2014) | I | YES |
| 212 | Sandgate Nursery | Sandgate Developments Ltd. (New owner) Montague Evans LLP Ch Surveyors | 3.7Ha 9.14Acres | Nursery (disused) | Residential 72+ units DC/14/0588 Refused/Appeal dismissed NOT CURRENTLY DEVELOPABLE 51 units, community building | SA317 | | YES | YES | Q | |
| 213 | The Paddocks, Stonepit Lane, Henfield, BN59QU | Peter Meakin | 0.748Ha 1.85Acres | Paddocks | Residential 14 units 1-5 years | | | | YES | W | |

Housing and Development Focus Group
Land + Site Details Schedule

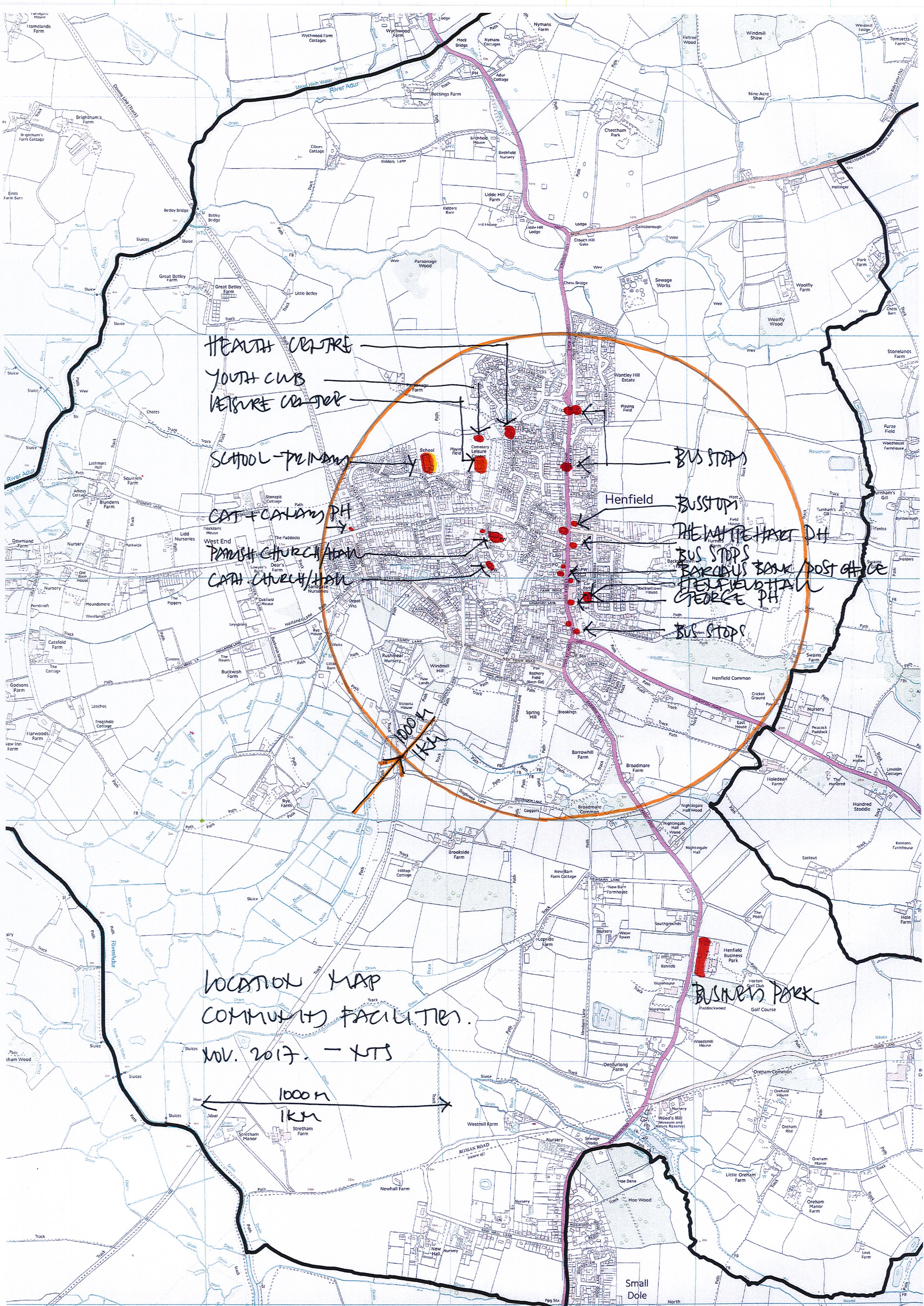
| | Name/ Location/Address | Owner | Area from OS | Current Use | Potential Use/(Un)Suitability for Development | SHLAA ref | HPC advised Owner | HDC advised Owner | Responded 'Call for sites' | HNP ref | Included in 2014HNP |
|------------|---|---|----------------------|--------------------------------|---|------------|----------------------|----------------------|-------------------------------|------------|------------------------|
| 300 | Outside Henfield BUAB | | | | | | | | | | |
| 301 | Land at Sandy Lane | John & Richard Burt | 0.378Ha 0.93Acres | Agricultural (?) | Residential 15 units | | | | YES | H | |
| 302 | Longleys, Shoreham Rd | Andrew & Linda Stokes | 1.68Ha | | | | | | | | |
| 303 | Henfield Business Park | Vinalls Pension Fund H+H Developments (Keith + Nicky Henly) | 3.22Ha 7.96Acres | Business park | Development Complete Excluded SHELAA as commercial use | SA194 | | | (2014) | | YES |
| 304 | Paddock Wood South of HBP | | 2.4Ha 5.9Acres | | NOT CURRENTLY DEVELOPABLE Isolated rural location | SA126 | | YES | | | |
| 305 | Southgrounds | Mr + Mrs Stanton (David + Lesley) Southgrounds Shoreham Road Henfield BN5 9SE | 3.04Ha 7.5Acres | House and pasture | Residential + Business Additional house and B1/B8 unit | | | | (2014) | T | YES ? |
| 306 | Land north of Senlac Kennels (308?) | Sweeptech Edburton Contractors Shoreham Rd | | Pasture | Business Excluded SHELAA as commercial use | SA481 | | YES | | M | |
| 307 | Old Brickworks | Sweeptech | | Business | Business | | | | | N | YES ? |
| 308 | Land east of Backsettown | Gordon Family, Backsettown House Furners Lane Henfield BN5 9HS | 4.2Ha 10.38Acres | Agricultural Land | Residential INAPPROPRIATE Landscape and Listed Building setting | SA017 | | YES | (2014) | | |
| 309 | Land east of the Bowls Club | Gordon Family, Backsettown House Furners Lane Henfield BN5 9HS | 3.3Ha 8.15Acres | Agricultural Land (grazing) | Residential | | | | (2014) | | |
| 310 | Furners Farm | Mrs Putnam, Furners Farm, Furners Lane Henfield BN5 9HS | 0.38Ha 0.94Acres | Agricultural Land Orchard | | | | | (2014) | | |
| 311 | Swains Farm | Mrs Susanna Govett and Mr John Hills | | | Residential 10 units | | | | | | |
| 312 | Land around West End Lane | Stuart Bishop/Julia Sutton | 8.3Ha 20.51Acres | Agricultural Land | Residential NOT CURRENTLY DEVELOPABLE Impact on rural setting | SA496 | | YES | YES | B | |
| 313 | The Paddock, Dear's Farm, West End Lane | Dr M R Carter/Ms J. Underwood Dear's Farm West End Lane | 1.2Ha 2.97Acres | Pasture | Residential 10 - 20 units Self-build development proposal | SA542 | | YES | YES | A | |
| | Name/ Location/Address | Owner | Area from OS | Current Use | Potential Use/(Un)Suitability for Development | SHELAA ref | HPC advised Owner | HDC advised Owner | Responded 'Call for sites' | HNP ref | Included in 2014HNP |
| 400 | SMALL DOLE | | | | | | | | | | |
| 401 | Land west of Shoreham Road | Philip Allin of Boyer Planning; UK House 82 Heath Road Twickenham YW1 4BW On behalf of Wates Developments Ltd | 5.47Ha 13.5Acres | | Residential 40+ units Recreational facilities: teenagers, public accessible open space. | SA538 | | YES | YES (&2014) | J | |
| 402 | Highdown Nurseries New Hall Lane/Shoreham Rd | Pentagon homes (Southern Ltd) c/o Mavenplan | 0.7Ha 1.73Acres | | Residential 11 units 1-5 years | SA505 | | YES | YES (&2014) | S | YES |
| 405 | Land West of Downsview, New Hall Lane, Small Dole, Henfield, BN5 9YJ | c/o Chris Moore Plainview Planning, 42 Clarendon House, Clarence Street Cheltenham GL50 3PL | | | | | | | YES | | |

WSCC West Sussex County Council
HPC Henfield Parish Council
HDC Horsham District Council
SHELAA Strategic Housing and Economic Land Availability Assessment July 2016

Annex J – Sites Map



Annex K – Community Facilities map



HEALTH CENTRE
YOUTH CLUB
RECREATION CENTRE

SCHOOL - PRIMARY

CAT + CATHAM PH

PARISH CHURCH/HALL

CATH. CHURCH/HALL

BUS STOPS

BUS STOP

THE WHITE HART DH

BUS STOPS

BARBUS BANK/POST OFFICE

HELPING HAND

GEORGE PH

BUS STOPS

1000m
1km

LOCATION MAP
COMMUNITY FACILITIES.

NOV. 2017 - XTS

1000m
1km

BUSINESS PARK

Small
Dole