



Henfield Neighbourhood Plan 2017-2031

Small Dole Report



28th May 2019

Small Dole Report

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1. Introduction

1.1 On 4th April 2017 Henfield Parish Council decided to produce a second Neighbourhood Plan. As part of this process the Parish Council informed Upper Beeding Parish Council of the decision and renewed the Memorandum of Understanding between the two parishes, to work together on the relevant issues relating to Small Dole. An article informing residents of that decision was included in the June 2017 edition of the BN5 Magazine. A stand was set up at the Small Dole Summer Fayre on 12th August 2017 informing residents and inviting volunteers to help in the plan process. Between 18 – 25th August 2017 a community survey was issued to all residents of the designated area, including the whole of Small Dole. The Small Dole surveys contained a letter asking for volunteers to form a Small Dole Focus Group. As no volunteers came forward from Small Dole to form a Focus Group, the Steering Group took the view that the five other Focus Group issues, which are all relevant to Small Dole, would include Small Dole in their brief.

1.2

**MEMORANDUM OF UNDERSTANDING
WORKING RELATIONSHIP BETWEEN HENFIELD PARISH COUNCIL AND UPPER BEEDING
PARISH COUNCIL FOR THE PREPARATION OF THE RESPECTIVE COUNCIL'S
NEIGHBOURHOOD PLANS IN RELATION TO THE SETTLEMENT OF SMALL DOLE**

The aims of this memorandum are:

- To work together on issues and projects of interest and concern to those living or working in the settlement of Small Dole to ensure a coherent and consistent approach to Small Dole in both Council's Neighbourhood Plan.
- To put in place a process to facilitate this joint working approach.

1. Henfield Parish Council and Upper Beeding Parish Council agree the need for both Councils to work together to provide this coherent and consistent approach to Small Dole in their respective Neighbourhood Plans.
2. To aid this process, a Focus Group will be formed to consider all issues relating to Small Dole which are relevant to the development of both Council's Neighbourhood Plan.
3. The Focus Group will be called the Small Dole Focus Group.
4. Membership of the Small Dole Focus Group shall consist of a maximum of 12 members, with up to 6 members being nominated by each of the Parish Councils. A minimum of 50% of the members of the Small Dole Focus Group shall be either residents of Small Dole or persons with a business interest in Small Dole.
5. The Chairman of the Small Dole Focus Group shall regularly report to the Neighbourhood Plan Steering Groups of both Parishes on the issues under consideration by the Focus Group.
6. Any matters of dispute between the Neighbourhood Plan Steering Groups shall be referred to their respective Parish Councils for resolution.
7. No expenditure shall be incurred by the Small Dole Focus Group without the prior agreement of both Henfield Parish Council and Upper Beeding Parish Council.
8. No amendment to this Memorandum of Understanding shall be made without prior consultation with Horsham District Council as the Local Planning Authority and agreement of both Parish Councils.

Signed Ray Osgood - Chairman,
Henfield Parish Council

Signed.....Simon Birnstingl - Chairman, Upper
Beeding Parish Council

Dated: 12th April 2017

1.3 The five Focus Groups which were established comprised four to six 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 and Local Economy.

2. Vision

2.1 Surroundings and Countryside

As with the 2014 survey, the 2017 survey fully supported the Vision and SWOT analysis proposed for Small Dole, to retain and enhance its village feel; a small rural community in the heart of the West Sussex countryside, closely associated with, and partly within the South Downs National Park. The village setting is much valued, set within farmland, ancient woodland, nature reserves, and the historic common. Green spaces, including high quality agricultural land within, and on, the western side of the village need to be protected as an amenity for the community. It will be desirable to continue to be able to serve the wider community as an important area for walking the South Downs and surrounding area and for providing habitats for significant flora and fauna including some less common species. In the longer term the landfill site, now closed and landscaped, should be opened up for community access and pastoral leisure activities.

In the 2014 Neighbourhood Plan Survey, the top concern was the Shoreham Cement Works Site. A redevelopment plan for this is needed that provides benefits to the community as whole. This redevelopment should be undertaken sympathetically with the natural environment of the South Downs National Park.

Further information regarding Environment and Countryside issues relating to Small Dole are covered in the Environment and Countryside Focus Group Report; January 2018.

2.2 Employment facilities

Small Dole will continue to have a significant business community providing local employment, with industrial sites at Mackley's (in the centre of the village), Golding Barn, market gardens and in farm outbuildings at Streatham Lane.

Sustainable growth for business beyond these resources should be located on a redeveloped Shoreham Cement Works site. Small Dole may also develop through many small businesses operating from private houses in the village encouraged by superfast broadband becoming the norm.

Further information regarding Local Economy issues relating to Small Dole are covered in the Local Economy Focus Group Report January 2018.

2.3 Housing

In the Horsham District Planning Framework, Small Dole is categorized as a 'smaller village' with limited services, facilities, social networks, but with good accessibility to larger settlements (e.g. road or rail) or settlements with some employment but limited services, facilities or accessibility. Residents are reliant on larger settlements to access most of their requirements.

2.4 Small Dole already has a mixed housing stock – social, affordable, terraced, semi-detached and detached houses, flats and bungalows, small and larger properties, and also accommodates a designated Traveller Site. Additional housing growth will be provided by small-scale infill rather than larger developments in a way consistent with the rural vision.

Further information regarding Housing and Development issues relating to Small Dole are covered in the Housing and Development Focus Group Report January 2018.

2.5 Facilities

Small Dole will continue to rely on the schools, medical centres and leisure facilities provided in the neighbouring areas.

The Sports Field in the centre of the village, including the skateboard slope, will continue to provide the local community with a flat area for local sports activity, and the site for the annual village fete. Greater usage of this field, and the community hall in Small Dole village to provide more youth activities would be welcomed. The community needs to continue to benefit from the general grocery shop, post office and the public house as a village focus.

Further information regarding Community Facilities and Infrastructure issues relating to Small Dole are covered in the Community Facilities and Infrastructure Focus Group Report January 2018.

2.6 The Appearance of Small Dole

Improvements are needed, for example, to the village green, entrances by road into the village, especially with regards to extra screening around the sewage treatment plant at the northern boundary, and commercial advertising signage. There also needs to be better management of litter.

2.7 Transport

Speed of traffic through the village is a concern to local residents, and steps need to be taken to encourage road users to limit their speed. There is a need to improve public transport both in frequency, destinations and hours of operation.

Further information regarding Transport issues relating to Small Dole are covered in the Transport and Travel Focus Group Report January 2018.

3. Potential Policy Areas:

- A Spatial Plan for the Parish
- Housing Site Allocations
- Mixed Use Site Allocations
- Employment Site Allocations
- Development of New and Existing Employment Uses
- Village Centre
- Car Parking
- Broadband
- Education
- The Henfield Hall and other Community Facilities
- Medical Facilities
- Design
- Transport and Access

- Green Infrastructure and Biodiversity
- Local Green Spaces
- Allotments
- Utility Infrastructure

4 Strengths, Weaknesses, Opportunities, Threats

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> • A small rural community in the heart of the West Sussex countryside, closely associated with and within the South Downs National Park and entirely visible from it. The village is surrounded by prime agricultural land, ancient woodland, nature reserves, and historic common. It includes Oreham Common and the listed Woods Mill, (Sussex Wildlife Trust) and a Scout campsite; a Site of Special Scientific Interest is also designated within the village. Small Dole serves the wider community as an important area for walking the South Downs and surrounding area, and provides habitat for many flora and fauna. • A mixed housing stock: social, affordable, terraces, semi- and detached houses, flats and bungalows, small and larger properties. There is also a designated permanent traveller site with static mobile homes. • Sports field in the centre of the village provides the local community with a flat area for local sports activity, and is also the site for an annual village fete. It also has a children's play area and skateboard ramp. • Small Dole has a significant business community providing local employment, with industrial sites at Mackley's (in the centre of the village), Golding Barn and in farm outbuildings at Sreatham Lane; also many small businesses operating from private houses and some market gardens. • A village pub, a shop / post office and a village hall, all provide a focus and a service to the community. 	<ul style="list-style-type: none"> • Agricultural land, ancient woodland, nature reserves, and historic common bordering on and in the village are at risk from unsuitable building development. • Village appearance (particularly litter on roadsides) is seen as a problem. • Public transport provision with buses returning to Henfield too early in the evening and a limited choice of destinations. • A2037 road is not adequate to serve further development in the area and the traffic speed is too high. • The Shoreham Cement Works site is an eyesore and although outside the village was top of the list of concerns in the recent survey. • Lack of activity for teenagers.

Opportunities	Threats
<ul style="list-style-type: none"> • Horton Landfill Site (disused) on the southern edge of Small Dole to be opened up, as a long term aim, for community access and pastoral leisure activities for local residents and the surrounding communities. Landscaping of the disused site has already achieved complete harmony with the surrounding profile of the South Downs, and is compatible with the site being brought within the National Park. • Green spaces, including high quality agricultural land within and on the western side of the village, to be protected as an amenity for the community. • Reinforce and develop Small Dole's association with the South Downs National Park, providing access to an important area for walking the South Downs and surrounding area. Further development of wildlife habitats. • Village appearance should be made more attractive, such as the village green, vehicle entrances from north and south, commercial advertising signage, and other improvements. • Better usage of sports field and village hall in particular for youth activities. • A redeveloped Shoreham Cement Works site, landscaped and developed in sympathy with the South Downs, offers the potential for additional space for housing, business and recreational use. 	<ul style="list-style-type: none"> • Agricultural land and ancient woodland / nature reserves bordering on the village and the sports field are at risk from unsuitable building and industrial development. The surrounding farm land, which is criss-crossed by public footpaths bridleways, needs to be protected space for local residents and visitors. • Re-opening of the Viridor landfill site. • Increasing levels of traffic on the A2037 / Horn Lane due to development in neighbouring areas to the north (Henfield) or south (Upper Beeding).

5. Evidence Gathered / work undertaken (summary)

The vision and recommendations for Small Dole are informed by the following evidence.

- Neighbourhood Plan Survey 2013 by Henfield Parish Council
- Neighbourhood Plan Survey 2014 by Henfield Parish Council
- Neighbourhood Plan Survey by Upper Beeding Parish Council
- Housing Needs Survey Report April 2014 for Henfield Parish
- Henfield Neighbourhood Plan State of the Parish Report June 2014
- Horsham District Planning Framework November 2015
- Henfield Neighbourhood Plan Survey August 2017
- AECOM Housing Needs Assessment Final Report October 2017

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- Henfield Neighbourhood Plan Business Survey Report November 2017
- Henfield Neighbourhood Plan Young People's Consultation Report November 2017
- Henfield Neighbourhood Plan Focus Group Open Days 4th and 8th November 2017
- Henfield Neighbourhood Plan Site Presentation Public Meetings 14th and 28th November 2017
- Henfield Neighbourhood Plan State of the Parish Report January 2018