

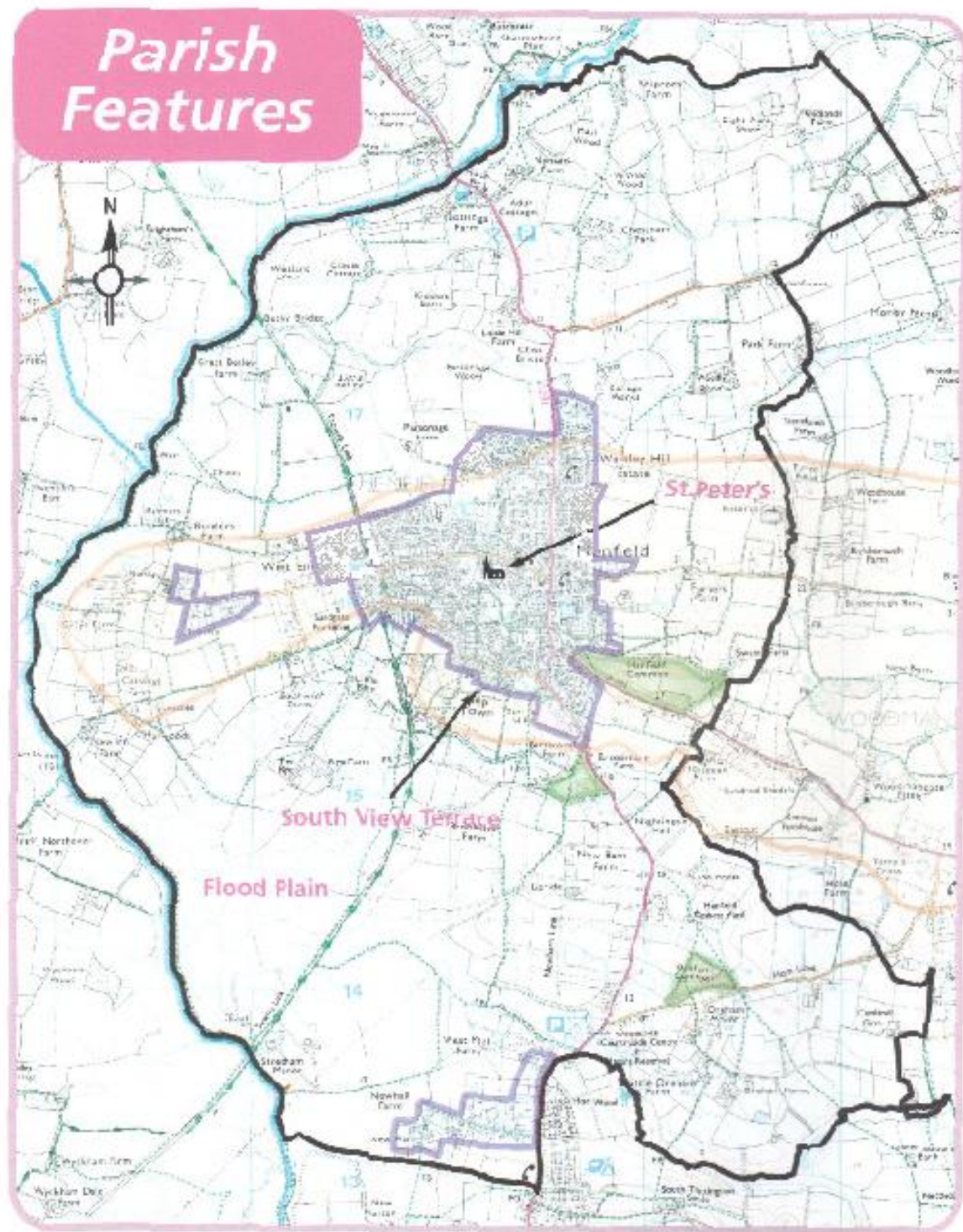


# ***Henfield Parish Design Statement***

Revised 2019







Cover pictures: St. Peter's Church and High Street.

# Henfield Parish Design Statement

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## INTRODUCTION

### What is a Design Statement?

The concept dates back to 1996 from a document "Village Design" published by the then Countryside Commission.

***This Statement is not about whether development should take place; that is a job for Horsham District Council's local development framework, and the Henfield Neighbourhood Plan. This document is about how any planned development should be carried out so that it is in harmony with its setting and makes a positive contribution to the local environment. It provides a context for new development based upon local character or sense of place. It is also designed to help manage change at whatever scale it occurs.***

### Status of the Design Statement.

The previous 2008 version was adopted as a supplementary Planning Document sitting within Horsham District Council's Local Development Framework. This updated version now forms an annex to the Henfield Neighbourhood Plan (itself a statutory document) and should be used to reference and support design policies of that plan.

### Conformity with National Planning Policy Framework 2018

Section 12 of the NPPF relates to 'Achieving well-designed places'. This Design Statement has been considered in conjunction with paragraphs 124 to 132 of the NPPF and found to be in general accordance with the guidance therein. In particular, the NPPF para 131 states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally within an area.

## PART 1 –SETTING THE SCENE

### THE VILLAGE/PARISH CONTEXT

#### Geographic and historic background

Although categorised as a 'Market Town', Henfield remains commonly understood as a 'village', albeit a substantial one, and hereafter will be referred to as such in this Statement. The village lies on a sandstone ridge in the Sussex Low Weald, sometimes known as the Vale of Sussex, 4km north of the South Downs scarp and some 6.5km south of the High Weald. Its

name is thought to be derived from 'Hamfeld' meaning 'high open land' or possibly 'open land characterised by rocks'. The River Adur flows around the north and west sides of the village and into the sea at Shoreham; it is tidal up to Henfield.

St. Peter's church has been documented from 770AD, but there is little evidence of a major settlement until several centuries later. By the 16th century it was evidently a significant Wealden village. There seem to have been originally three distinct parts to the village; a loose collection of dwellings around the church; development along the eastern side of the London to Brighton road; scattered development at Nep Town (high town in Anglo-Saxon). The early 1800s saw more rapid growth, enhanced by the coming of the railway in 1861, particularly to the west of the village forming a square of approximately half a mile across. Development continued throughout the 20th century so that virtually the whole square has now been built upon.

## CHARACTER OF THE LANDSCAPE SETTING

### Character of surrounding countryside - landscape bio-diversity

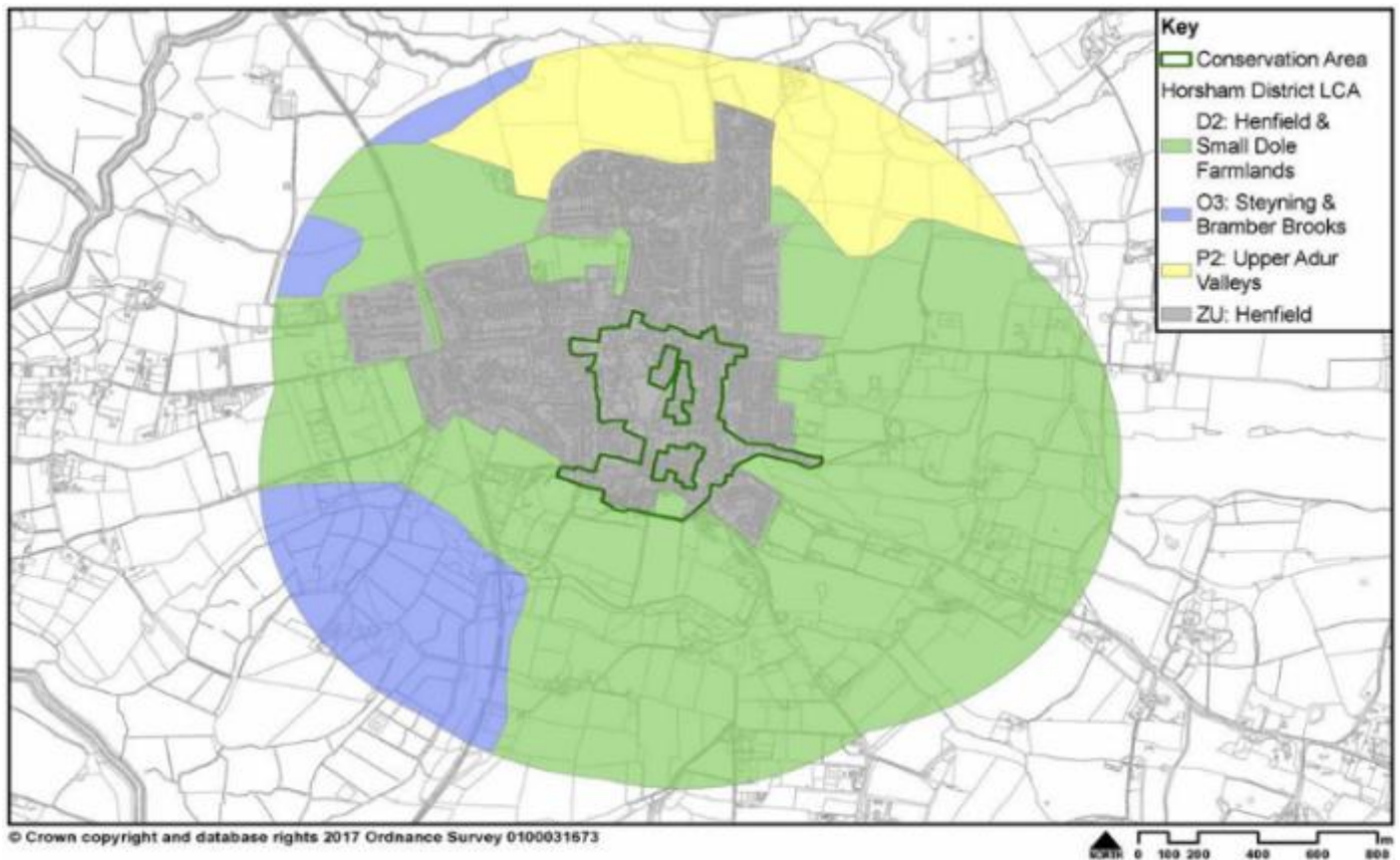
The sandstone ridge on which Henfield lies comprises two different kinds of sandstone beds running east-west. The highest part of the village is Nep Town at 38.8m. (127ft.) where it steeply slopes to the Henfield Levels floodplain or 'brooks'. The height is less obvious to the east where the lower greensand beds and gault clay stretch towards Blackstone, Hurstpierpoint and beyond.

The countryside surrounding Henfield is gently undulating except for the flat floodplain to the southwest. This landscape is a mosaic of large and small fields in a mixture of arable and pastoral land, woods, copses, hedgerows and hedgerow trees and a scattering of ponds. There are three historic Commons within the parish, ancient open land and a network of footpaths.



Chanctonbury Ring from South View





*Environs of Henfield showing Conservation Area*

The Parish has rich flora and fauna typical of the low weald. The growth of organic and non-intensive farming has led to the maintenance of hedgerows and woodland, providing habitat for wildlife including the return of the otter to the Adur Valley. Deer, badgers, foxes and many small mammals are abundant and the area provides suitable habitat for many rare and protected species such as the crested newt, water vole, water shrew and adder, as well as bats, slow worms and stag beetles.



*St. Peter's Church tower is the principal landmark of Henfield*

The village boundary has also been extended with suburban development at Wantley, Furners Mead, Hollands Road and more recently Parsonage and Deer Park. Two further housing schemes are nearing completion since the original Statement was

produced giving the village a present population of over 6,000.

The wider Henfield parish covers an area of some 1733 hectares (4282 acres or about 8 sq. miles). It stretches from the borders of Shermanbury in the North to Small Dole in the south. The parish boundary to the west follows the line of the River Adur and includes a significant area of flood plain between the river and the route of the original Shoreham to Horsham railway line, now the Downs Link. The parish includes the north-western part of the village of Small Dole, embraces scattered development around Oreham Common and then to the east the border runs between the village and Woodmancote.



*Views westwards from Mill End, Nep Town.*

## The Parish today

The village, contained within areas of grade 2 agricultural land, developed over the centuries as a market garden village as well as a watering place on the main London/Horsham to Brighton road. Today its function is partly as a dormitory residential area for larger centres both north and south, with a significant retirement community. However, farming in particular remains important within the parish. Henfield is relatively self-contained and self-sufficient economically with a reasonable range of shops and a number of small industrial and commercial premises, offering a variety of employment opportunities. It also has a range of sports facilities which includes cricket dating back to 1771, football, bowls, tennis and a modern leisure centre. Social facilities include a large versatile village hall complex with museum, a youth club and over 100 clubs and societies offering a wide variety of activities for all ages.

It had been hoped to contain the character and limit the size of the village, but the urgent need for houses nationally is putting pressure to redevelop fields outside the village envelope.

The Parish is well served by an extensive network of footpaths and twittens which allow residents and visitors to enjoy Henfield and the surrounding countryside. The integration of the village community with the surrounding countryside has been managed very successfully in the past and the varied and rich wildlife is valued by all who live and visit the area. It is considered a high priority that this balance should remain and be protected.

## Relationship between countryside and village edges

Despite its rapid growth in recent years, Henfield has remained virtually invisible from both the South Downs and the lower countryside around. This is due to a combination of tall tree cover and the low height of buildings generally - there is little or nothing above 3 storeys. A few glimpses of St. Peter's church tower can be had here and there from the extensive footpath network, whilst the edge of housing at Deer Park is just visible approaching from the north. However, the main feature from the Downs and countryside to the south and west that helps pinpoint Henfield is the aptly-named South View Terrace, a row of light-painted Victorian houses on the crest of the ridge in Nep Town. Larger Victorian houses in Broomfield Road and Croft Lane can also be glimpsed from the banks of the Adur.

Outward views from within Henfield give a fine panoramic backdrop of the South Downs, stretching for miles in both directions. These are best seen from along the edge of the ridge which clearly forms the south side of the settlement. From Nep Town and Broomfield Road, before the ridge falls away, there are views to the south west of the Iron Age hill settlement of Chanctonbury Ring on the South Downs. From various other viewpoints the High Weald can be seen to the north as well as longer distant views of Black Down beyond Petworth. All these views are an important feature of the village and should be protected.



*South Downs from Nep Town*

## Buildings in the landscape

Many of the buildings in the surrounding countryside are farmhouses. Often these are half-timbered in construction dating back to the 1300 and 1400s and are listed. Sometimes their settings are marred by modern, undistinguished steel-framed agricultural buildings, although trees and high hedgerows screen some of the farms. There are also pockets of houses and bungalows here and there. To the north, the tall spire of the monastery church between Shermanbury and Cowfold catches the eye.



*Typical countryside and farmhouse.*

The main areas of building outside Henfield village are West End, New Hall Lane in Small Dole and near Woods Mill. West End in particular is under constant



pressure for development. Although there are houses in West End Lane, Lawyers Lane and Stonepit Lane, they all lie within the countryside where national and local policy discourage new development.

Development along New Hall Lane and the main A2037 road frontage to the north belongs more appropriately to Small Dole. Much of it is built up with a variety of dwelling types. However, the western end of New Hall Lane is more sparsely

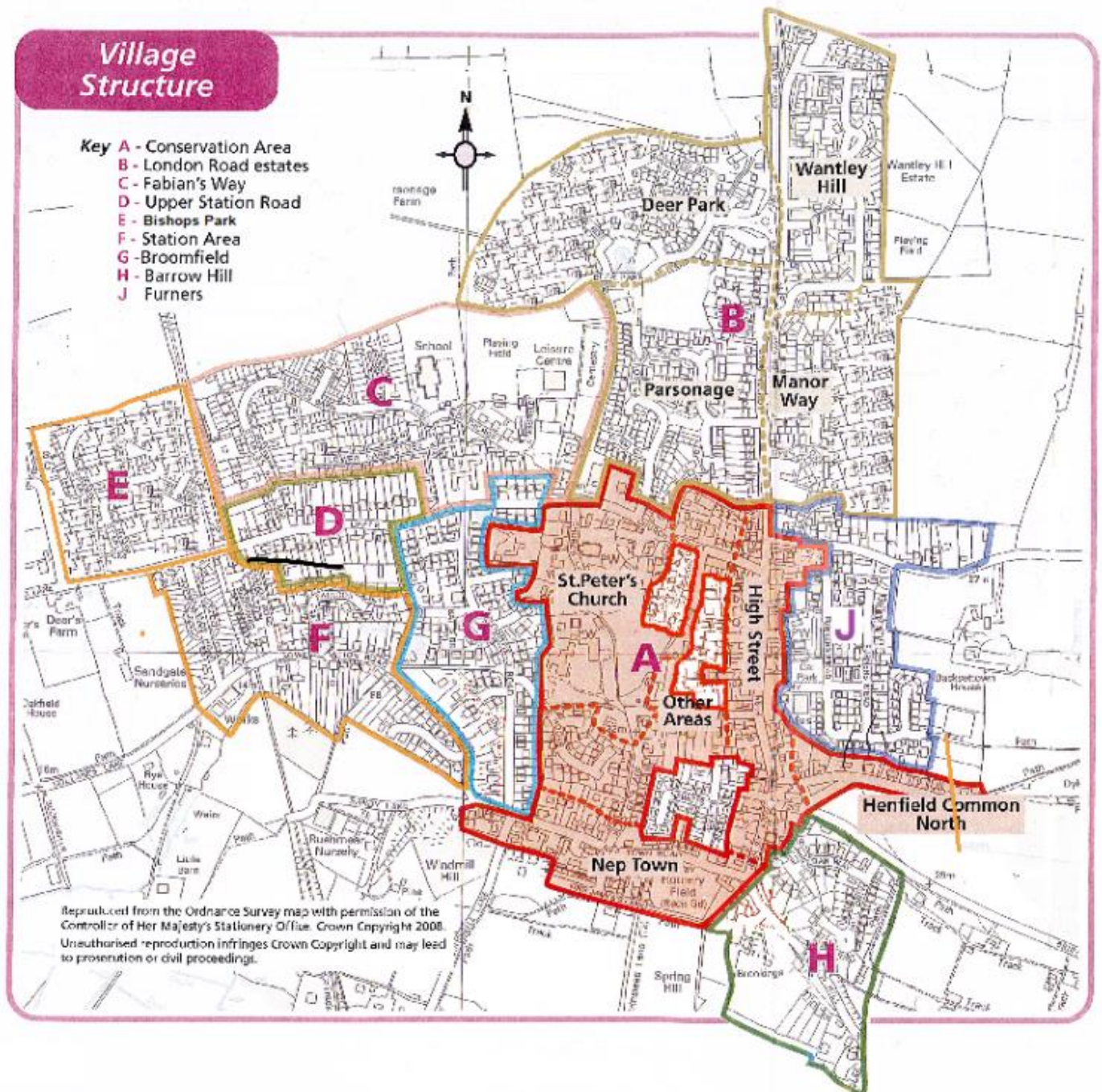
## THE CHARACTER OF HENFIELD

### Developed pattern of Henfield village

Henfield is compact for its size, roughly triangular in shape and has well defined edges.

*The map below shows the distinct zones of development identified for the purposes of this Statement.*

The village's built form is tied together by a road system involving two 'A' roads, A281 and A2037,



developed and should remain so. Further to the north beyond the listed Woods Mill, Headquarters of the Sussex Wildlife Trust, is a small pocket of ribbon housing which also falls within countryside policy.

which run broadly north - south towards the eastern side of the village, and a loop spine comprising Church Street, Upper Station Road, Station Road, Dropping Holmes and Nep Town Road linking



residential areas to the west. There is no through road connection on the western side of the village. Weaving its way through the village is a significant footpath system, some of which is based upon early trackways.



Historic view from Church Street towards The Cat House and St. Peter's Church.

St. Peter's church occupies the geographical centre of the built area. The three distinct historic areas referred to in the Geographical and Historic Background are largely intact and have been linked together by infill development over the last two centuries, especially the west side of the High Street which was for the most part opened up to the later 1800s. The whole area has been designated as a conservation area by Horsham District Council. Linear housing developed along the spine loop followed the coming of the railway. Since the 1950s the rapid expansion of housing has filled in the area around and within the loop and has recently expanded beyond the Downs Link against the wishes of much of the

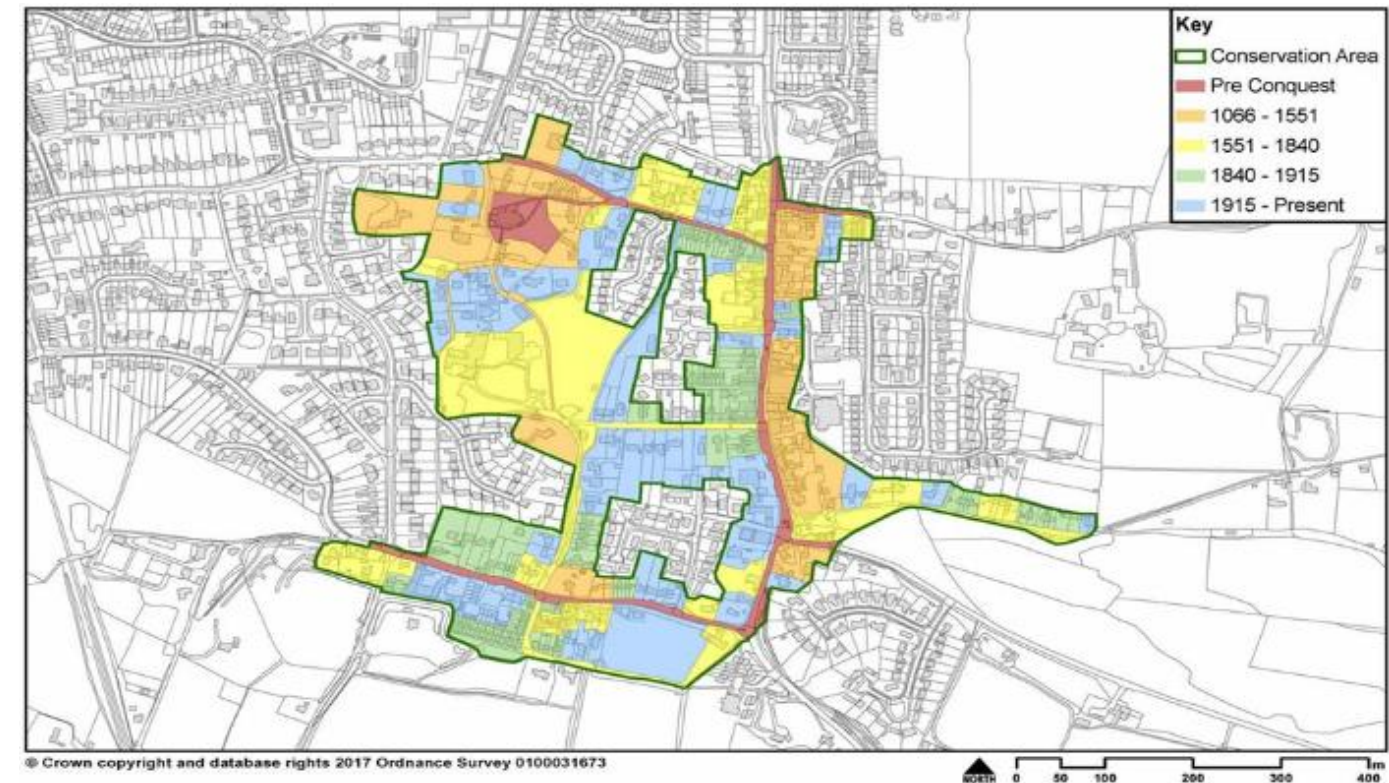
populace. Elsewhere new housing has taken place east behind the High Street and at the northern end of the village. Much of this housing is suburban in character of the kind to be found anywhere in England. It pays scant attention to the character of the original village, apart from perhaps building materials.

## A Conservation area and historic core

Horsham District Council has recently adopted a comprehensive 'Appraisal & Management Plan' for the conservation area which should be referred to when considering any changes to buildings and new development. The appraisal has deleted some areas from the conservation area with one small addition.

### The High Street.

The commercial centre of the village is linear in form and straddles the A281. The view north along the High Street from the high point opposite Cagefoot Lane is important, but vehicles tend to mar the scene. There is a mixture of building styles never rising above three storeys in height. The oldest buildings are on the east side, some half-timbered in construction with later added fronts masking their age. Architectural styles range from medieval through Tudor, Georgian, Victorian and Edwardian to contemporary. Some of the post war architecture is undistinguished and fits poorly into the street



Conservation Area - historical periods of building



scene. Building materials are generally a mixture of red brick, tile hanging or stucco with roofs in Welsh slate, clay tiles or occasionally Horsham stone. There is no one dominant style, although upper windows with small panes tend to give some degree of unity to the frontages.

Shop fronts are small in scale in keeping with the character of a village, apart from One Stop and Budgens which present longer blank frontages. Shop fascias and signs too are generally in scale with the fronts, with subdued lettering.



*Busy High Street looking north.*

There is no specific focal point in the High Street, although possibly the square in front of Barclays Bank with its catalpa bignonioides tree could pass for such. The setting of the attractive buildings towards the southern end of High Street is marred by the garage, a car valet building and open yards which are out of scale and character.



*SE Tyres, Henfield*

Since the previous Design Statement, concrete lamp standards have been replaced with traditional-style energy-saving lamp standards within the bounds of the conservation area which has improved the street scene. The street has been further enhanced by attractive metal finger posts, a map board and a hanging basket stand commemorating the Queen's 90<sup>th</sup> birthday.



*Block paving, bollards and planters emphasise the former cart wheel tyre fitting plate in the High Street.*

### **St. Peter's Church area**

This is the oldest part of Henfield and is separate from the commercial centre. The attractive stone and flint-faced church is the dominant building here set on a high point in a churchyard featuring over one hundred yew trees. The churchyard is surrounded by several houses with extensive gardens dating from the Tudor period together with later Georgian, Victorian and post war development. Further south, down Church Lane, the



*St Peter's Church, Henfield*

former Tan Yard has been retained as an open area within the village, whilst opposite, the grounds of Red Oaks add further to the openness. This extensive area of low density development and abundance of trees is a most important feature of Henfield and must be preserved. Any new development, apart from minor extensions to buildings, should be strongly resisted.



*Tan Yard pond and Chestnut End from Cagefoot Lane.*

**NepTown**

The third part of the original village within the conservation area is Nep Town. Originally a hamlet dating from the 16th century, the district developed during the Victorian era and again after the last war. Intimate twittens run from Nep Town Road to the top of the scarp serving a close-knit pattern of Victorian cottages. Elsewhere, historic houses are intermixed with later development. Panoramic views of the South Downs from the southern edge of the area and South View Terrace are stunning. The light industrial area is the least attractive feature of this compact area and would benefit from screening or relocation.



*Nep Town Road, looking west*



*Nep Town, intimate cottages*

**Henfield Common North**

A later extension of the historic core along the High Street is the frontage of houses facing south across the common. Together they form an attractive backdrop to the common as seen from the A281 Brighton road. They are of varying ages, some dating back to the 1600s, others Victorian; a number are listed.



*Henfield Common looking south*



## Other parts of the conservation area

Between the identified three historic parts are areas of mixed housing. Cagefoot Lane is a private road containing a variety of larger houses built of varying materials; here mature trees and shrubs add to the informal setting. This lane is also a well-used pedestrian thoroughfare. Behind it to the north is the quiet backwater of Park Road with Victorian cottages and later bungalows. Now excluded from the conservation area are several pockets of more recent houses which the District Council considers weakens the group value of historic buildings.



*Attractive Edwardian cottages in Park Road*



*Horsham stone & half-timbered buildings, a feature of the oldest parts of the village.*

## B The London Road Estates

These estates, all suburban in character, straddle the A281, extending Henfield into countryside at its northern end. Four main areas are considered; Manor Way with new houses to the east, Wantley Hill Estate, Deer Park and Parsonage. London Road itself is bordered for much of its length by trees and shrubs. In summer months, these screen a ribbon of detached houses and bungalows of mixed styles set in large plots. The avenue of mature trees by Manor Way is a major feature of the village and is protected by a Tree Preservation Order. Selected replacement planting takes place from time to time.

**Manor Way** area is a development of bungalows of similar style with generally open frontages. The new estate to its east built by Croudace in 2016/18 is a mixture of houses and bungalows.

**Wantley Hill** is primarily a post-war local authority estate. The earlier southern part features similar, wide fronted houses in large gardens. The road frontages are bordered by hedges which are an important characteristic of the estate. The later, northern end is more compact and intimate in style with squares, garage courts and 3- storey flats.



*Post-war estate at Wantley Hill*

**Deer Park** has three distinct phases; an earlier informal layout of detached houses of similar style dating from the late 1990s. The second and third phases are post 2000 and comprise houses of mixed styles and materials, some with dormer windows, clay tiles and steep roof pitches. There has been an attempt here to create a development more in keeping with the older character of Henfield. The whole area is linked by a series of greens and walkways.



*The later phase of Deer Park is an attractive medley of house styles. White picket fencing is used to good effect.*

**Parsonage** area behind the old Parsonage House also dates from the 1970s and is a mixture of detached, semi-detached, terraced houses and bungalows in a compact layout. Frontages are open plan throughout.

### C Fabians Way Staples Barn Area

The north-west part of the village is dominated by local authority housing in generous plots. Hedges again feature along some of the road frontages. There are 3-storey flats and old persons' bungalows set in open frontages. Pockets of private housing in Flower Farm Close and Staples Barn Lane are also present. This area also contains St Peter's Primary School, the leisure centre, youth club and skateboard park on the Kings Field. Together with the cemetery, these form a linked series of open spaces. Views out from here to the north are extensive; Black Down and Leith Hill can be seen many miles away in the far distance when conditions are clear.



*Typical post-war housing in Northcroft*

### D Upper Station Road

This road, part of the spine system and the line of an ancient trackway, was developed after the coming of the railway from the 1860s. It comprises a mixture of larger houses and bungalows of varying ages and styles set back from the road in extensive gardens. The street scene features mature trees and shrubs giving a sylvan setting to the dwellings. Any major loss of this landscaping here would be regrettable.



*The sylvan setting of Upper Station Road.*

### E Bishops Park

This new estate of over 170 dwellings is being developed by housebuilder Barretts during 2016/18, having been allowed on appeal by the Secretary of State before the current local plan had been adopted and against the wishes of the District and Parish Councils and much of the populace. It comprises standard contemporary house styles of the kind to be seen in many parts of the country, with little sympathy for the Sussex vernacular or the village ambience of Henfield.

### F Station area

An area of mixed development around the former railway station which closed in the 1960s. Hollands Road is local authority housing dating from the 1920s. It has a symmetrical layout with a central oval green containing mature trees. An excellent view of the South Downs is a feature of the road. 'Beechings' occupies the site of the station in a compact close of houses with open frontages. Station Road itself has a few houses, a shop, offices, light industry and bus park, while Hollands Lane has other industrial premises.

Lower Station Road/Dropping Holms is again a mixture of houses and bungalows of varying styles not dissimilar to Upper Station Road. Some on the south side have exceptionally long gardens. Mature trees and shrubs are again a characteristic of the road and should be retained. Lower Faircox and Chanctonbury View are later culs-de-sac of houses with open frontages. The informal Faircox Lane links Upper and Lower Station Roads and is part footpath. Mature trees around Batts Pond and along the lane are a major feature of this quiet corner of the village.



*Dropping Holms*



## G Broomfield

The principal feature of this area is the attractive row of Victorian/Edwardian villas along Broomfield Road and Croft Lane. They occupy the westerly edge of the Henfield ridge and benefit from extensive views to the west and south-west. The group can even be seen from the banks of the River Adur near Stretham Manor. Although not listed buildings, their retention and protection is important and any extensions should be sympathetically designed. The tree and shrub cover along the frontage is also an attractive element of the street scene and should be preserved.

The rest of Broomfield Road was cut through to Upper Station Road in the 1970s and has been extensively developed with houses and bungalows in a suburban style around the historic buildings of Batts Farm and Henfield Place. In contrast to the villas, the frontages are generally open. The whole area contains a number of mature trees which make an important contribution to the area.



*Broomfield Road is typical of '70's development in Henfield*



*Victorian/Edwardian Houses in Broomfield Road*

## H Barrow Hill

Climbing up a steep, winding hill from Broadmare Common, the A2037 passes through a wooded dell. To the west lie a group of well-screened detached

houses of mixed character with long gardens and enjoying panoramic views of the South Downs. At the top of the hill to the east a suburban estate of houses and bungalows occupies the site of Barrow Hill House, the former home of the botanist William Borrer. One or two mature trees planted by him in his garden remain in Mill Drive.

## J Furners

To the east behind the High Street lies a public car park with The Henfield Hall to the south containing a museum and Parish office. Opposite is the BT telephone exchange, one of Henfield's largest and least appealing buildings visually. Beyond is a regular



*The telephone exchange with its antennas is among the least attractive buildings in Henfield.*

suburban layout of houses and bungalows with open frontages. There is a view of the High Weald from the crest of Furners Mead. This development was further extended to form Daisycroft adjoining the bowls club and allotments. Furners Lane at the northern end of this group is an ancient trackway running east-west. An informal ribbon of detached houses and bungalows of varying shapes and sizes lies well concealed by high hedges and trees. The listed Eastern Terrace in Furners Mead has unusual slate-hung facades and has been included in the revised conservation area.



*The Henfield Hall*

## PART 2 – PRINCIPLES & DESIGN GUIDANCE

**This is a key section of the document. It sets down guidelines under a variety of headings which anyone contemplating new development, extensions, replacement windows, roofs, boundaries, signs etc. should refer to and abide by. They are an essential aid both to the district and parish councils in considering development proposals of all forms.**

### BUILDING MATERIALS & DESIGN

Historically the oldest buildings in the Parish were timber framed with brick or stucco infilling; there is little use of stone. There are a few examples of thatched and Horsham stone (sandstone slates) roofs in the parish. Plain clay tiles are used extensively both for roofs and for wall cladding. The White Hart pub's frontage is partly clad in mathematical tiles, a feature mainly to be found in Lewes, East Sussex. Slate roofs are more predominant in Victorian buildings. Slate is also employed unusually for wall cladding on cottages in Eastern Terrace, now in the conservation area. Brickwork is usually red-brown in colour, sometimes patterned with blue headers. Painted stucco is widely used in the High Street and there are a few examples of flint work around the parish generally. Outside the historic areas red-brown brickwork and clay tiles are found extensively. However, some development in the 1960s and 70s uses heavy concrete tiles and other colours of brick.

**BD1.** Extensions to all types of dwellings should take into account advice set down in Horsham District Council's Design Guidance.

**BD2.** The form of an extension or alteration will be influenced largely by the scale, design and layout of the existing building and its relationship with surrounding properties. In the majority of cases it will be most appropriate if it is subordinate to the original and not overpower it.

**BD3.** Materials should, as far as possible, match those of the original building and respect materials of adjacent or nearby buildings. Recommended materials to reflect the predominant character of the area are: - plain clay roofing tiles and tile hanging; red-brown handmade brickwork; wooden door and window frames.

**BD4.** Architectural details to blend with the local character include:- steep roof pitches, use of hipped gables, small dormer windows below ridge height

and with pitched roofs, small-paned windows set in reveals for greater shadow and relief.

**BD5.** Modern innovative designs are to be encouraged, but should still have regard to their surroundings.

**BD6.** The use of sustainable materials and high standards of insulation to help reduce the effects on the climate should always be considered; and solar panels or tiles to be more in evidence in all new build.

**BD7.** Special care needs to be taken with alterations to listed buildings and advice should always be sought from HDC at the outset.

**BD8.** New developments should have regard to the design and layout of traditional village housing and pay careful attention to street scene; variation in design within a development scheme of a number of dwellings is essential.



*Tiles and Horsham stone - the historic White Hart*



*Timber framed cottage by St Peter's Church*





*Infilling with herringbone brickwork between Tudor timber frames*



*Porches - Cottages on Church Lane*



*Brick and flint - Red Oaks lodge*



*Dormers - The Parsonage*

## THE CONSERVATION AREA

A Conservation Area is an “area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”. The power to designate Conservation Areas is given to Local Authorities through the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78).

Conservation Area designation introduces controls over the way owners can alter or develop their properties. It also introduces control of the demolition of unlisted buildings, works on trees, the types of advertisements that can be displayed with deemed consent and the types of development that can be carried out without the need for planning permission (permitted development rights).

Horsham District Council’s Appraisal and Management Plan is a comprehensive study of the historic core of Henfield. It contains an appraisal of historic development; gazetteer of historical buildings; landscape sensitivity criteria assessment; and justification for the setting of the boundaries. It must be consulted before any work or development is contemplated within the Conservation area.



*Barclays Bank is out of character with the rest of the High Street.*



**C1.** Any development within the conservation area must preserve or enhance its character or appearance.

**C2.** The High Street is the showcase of the village. New development and alterations should respect the character and appearance of adjacent buildings in terms of scale, building materials, fenestration etc.

**C3.** Shop fronts should respect the historic character of the street and should be preferably of traditional materials. Shop signs should be discreet and preferably use traditional lettering forms practised by a sign writer. Signs should not be backlit, but in some cases discreet externally illuminated signs may be acceptable.

**C4.** In the whole of the identified St. Peter's Church area, preservation of its low density and open character is highly desirable and development should therefore be restricted to minor extensions and alterations only.

**C5.** Within the conservation area, lamp heads of the traditional gas lamp appearance should be retained, and those of more modern appearance replaced by gas-type heads where the opportunity arises.

## Lighting

Recently, many of the concrete lamp standards in the streets and lanes have been replaced with more appropriate energy-saving lamp standards which has improved the street scene. The village is generally well lit at night

## Signage

Direction signs fall into 2 main categories; traffic signs of various types and pedestrian finger posts. The former tend to be of standard highway pattern and need to be bold enough for motorists to see clearly. Large advance direction sign boards are a fact of modern life, although they can disfigure both the street scene and countryside. In the High Street recent pedestrian finger post direction signs are a welcome and useful addition. Attractive wooden finger post footpath signs exist more in rural parts; elsewhere standard sheet metal signs are in use.



Standard signs (left) could be improved with finger posts (right).

## THE STREET SCENE

**Street furniture** is a general term which relates to structures within the highway and includes lamp standards, street signs, bollards, railings, seats, electricity supply posts and wires, junction boxes, paving etc. In some locations they can create clutter and impair the appearance of streets. Also important is boundary treatment alongside the highway; e.g. walls, fences and soft landscaping.



Apple Tree Cottage, Church Lane (14th Century). Note the white picket fence.



Information board in the High Street



**Bollards and barriers** help to separate vehicles and pedestrians in various locations. There is scope here to replace barriers and bollards with more attractive ones. Seats tend to be plentiful within the village and of a variety of designs, often given in memory of a person or an organisation. They provide a welcome relief for shoppers or for social gossip.



*Bollards, block paving and railings are all part of the street scene.*

**Electricity and telephone posts** with their wirescape occur in many locations within the parish, especially within the conservation area and older areas, as new developments tend to have underground supplies.



*Typical overhead electricity wire with gas-type street lighting.*

**Highways and street boundaries.** Paving along the High Street is in red/brown blockwork on both sides which gives a uniform appearance. Elsewhere in the village, where pavements exist, there are pockets of paving slabs, although more often they are surfaced in tarmac (black top). Grass verges are a feature of newer housing areas and are easily damaged by illegal parking and manoeuvring of vehicles, especially in winter.

**SS1.** Wherever possible, grouped signs should be combined to a single post to reduce unnecessary clutter.

**SS2.** Consideration should be given to the replacement of bollards and barriers with ones of more appropriate design, such as used in Horsham town centre, as the need arises.

**SS3.** It would preferable for all overground electricity and telephone supplies to be replaced underground when the opportunity arises.

**SS4.** This is a village and a rural area, so any road widening, installation of mini-roundabouts, traffic lights, sight lines, speed humps and other such urban features should be strictly limited to essential traffic works only.

**SS5.** Where attractive stone or block paving exists, e.g. in part of Church Street, The High Street and Deer Park, any necessary replacement should match the existing, provided that safety of pedestrians is not compromised.

**SS6.** Grass verges are susceptible to damage from vehicles, especially in wet weather. Consideration should be given in the most vulnerable areas, such as outside the school and adjacent to Barclays Bank, to either replacing the verges with other material, or providing protective higher kerbs, bollards or other means of restraint to prevent vehicles mounting the verges.

**SS7.** Where there is a predominance of one type of boundary treatment alongside the highway, such as hedging, picket fencing, brick walls, shrubs and trees, any replacement should be preferably of the same type in order to retain the character and appearance of the street.

**SS8.** In roads such as Upper and Lower Station Roads, Furners Lane and Cagefoot Lane with well screened frontages, everything possible should be done to avoid loss of tree and shrub cover by replanting where necessary.

**SS9.** Where the street frontage is deliberately open, no fencing, hedging or other forms of boundary should be erected which might otherwise destroy the openness.

**SS10.** Business signs and other advertising should be kept to a minimum to sustain the rural character of the settlements; illuminated advertising signs and large advertising hoardings should be avoided.

## TREES, SHRUBS, HEDGEROWS & PONDS

Henfield village is blessed with many trees of differing ages, heights and species. They not only help to conceal the village from the surrounding countryside, but also add interest and variety to neighbourhoods that would otherwise seem barren. They are important for wildlife and help to absorb carbon. Horsham District Council has made a number of Tree Preservation Orders (TPOs) on older specimens, mainly in the historic parts of the village. There may be scope for other such orders here and there. Trees the subject of a TPO and those within the conservation area, all require prior notice to the District Council of any works such as lopping, topping or felling. New planting of indigenous species is encouraged, especially in residential areas largely devoid of trees and shrubs.



*Coronation Oak, Pinchnose Green*

In the surrounding countryside within the parish, there are few woodlands, but mostly a good spread of hedgerow trees of varying species and sizes,

together with substantial hedgerows. There are still a few ponds remaining within the village and a number in the surrounding countryside. These are all important for the wellbeing and flourishing of wildlife that depend upon their presence for existence.

**T1.** Trees the subject of a Tree Preservation Order and those within the conservation area should not be lopped, topped or felled without 6 weeks prior written notice having been given to Horsham District Council.

**T2.** Non-TPO trees and those outside the conservation area are all important to the setting of the parish and to wildlife; consideration should always be given to their retention or replacement with indigenous species to retain that setting.

**T3.** New tree and shrub planting anywhere within the parish should be encouraged wherever the opportunity presents itself using indigenous species where possible.

**T4.** Existing hedgerows, trees and ponds should be retained wherever possible to encourage wildlife and for visual reasons; any hedgerow replacement must be with indigenous species, e.g. avoiding the use of coniferous plants;

**T5.** New developments should consider providing for wildlife, particularly declining species such as swift, swallow, barn owl and bats;

**T6.** New developments should retain existing green corridors, ponds and other wildlife habitats and the opportunity for a landscape scheme to provide a green corridor to achieve ecological connectivity between open countryside and an existing wildlife habitat in a developed area, should be realised;

**T7.** New developments and landscape schemes should consider the effective screening of new developments, including providing for their ongoing maintenance.



*Trees in London Road*





*Hawthorns near London Road*



*Henfield Woods*



*New planting of non-indigenous leylandii hedgerow*

## FOOTPATH SYSTEM

Henfield parish has a network of footpaths and twittens, (enclosed narrow footpath derived from 'betwixt and between') 76.8 kilometres (47.8 miles) long linking various parts of the village and also with the surrounding countryside. Some follow the lines of ancient trackways. Their surface treatment varies from good to poor, limiting their use by the disabled; some are also bridleways. There may be scope for improved surfacing and energy-saving lighting in some situations, but the character of a particular footpath should never be compromised. West Sussex County Council is responsible for the maintenance of footpaths, helped by the Parish Council, although some lengths are on private land with merely a right of way across.



*Footpath near Woods Mill*



*Typical footpath or 'twitchen' in Church Lane.*

**FS1.** The Parish of Henfield has an extensive network of footpaths. The network through the village and into the surrounding countryside encourages many people to walk to the shops and enjoy the natural environment. It should therefore be protected and well maintained.



**FS2.** Twittens and footpaths should be maintained to a standard where they can be used by disabled and wheelchair users.

**FS3.** New developments should ensure that there is a safe pedestrian route for new residents to health and recreational services and the school.

## COUNTRYSIDE and LANDSCAPE

The countryside surrounding the Parish of Henfield is gently undulating except for the flat flood plain to the south west. This land is a mosaic of large and small fields, arable and pasture land, woods, hedgerows and a scattering of ponds. There are three historic commons within the Parish, ancient open land and a significant network of footpaths and byways. Both Small Dole and the village of Henfield have a number of open space and playing fields that should be protected for future generations.



*Broadmare Common*



*Cricket on Henfield Common*



*Football on the Kings Field*

**CL1.** Views into and out of the area of the parish, and Henfield village in particular, make a significant contribution to its overall character and should be both preserved and respected in the design and positioning of any new development.

**CL2.** Although outside the South Downs National Park, Henfield is located in the low weald which forms part of the magnificent vista afforded from the South Downs. Any development which might affect this vista must be very carefully considered.

**CL3.** The biodiversity within the parish should be protected and enhanced. Henfield houses the Headquarters of the Sussex Wildlife Trust which includes the Sussex Biodiversity Record Centre who hold the species and habitat records for the whole of Sussex, including any surveys undertaken in Henfield. Henfield Birdwatch also have extensive records of the bird population of the parish since 2000. Hedgerows, trees and the natural habitat for many species should be maintained and enhanced by the protection of open spaces within and surrounding the village.

**CL4.** The historic commons, orchards, ancient woodlands, ponds and copses all form a valuable asset and should be protected, maintained and enhanced.

**CL5.** All grade 2 agricultural land, which is limited within the Parish, should be retained and the biodiversity associated with that land enhanced. This is particularly important with the movement towards the supply of locally grown produce - as part of the Government's green initiative.

**CL6.** Existing hedgerows, trees and ponds should be retained wherever possible to encourage wildlife and for visual reasons. Any hedgerows and trees replacement should be with indigenous species, e.g. avoiding the use of coniferous plants.



**CL7.** New development in the open countryside is strictly controlled by national and local planning policies. Conversion of agricultural and other rural buildings into dwellings should take account of advice set down in Horsham District Council's Design Guidance.

**CL8.** Any new buildings that are allowed in the countryside should wherever possible provide nesting places for some wildlife, particularly declining species such as swift, swallow, barn owl and bats.

**CL9.** Throughout the whole of Henfield and other built-up areas in the parish, the aim should be wherever possible to preserve open green space in the form of private front and back gardens, verges and allotments.



*The peaceful setting of Henfield Cemetery*

## OTHER ENVIRONMENTAL GUIDELINES

**01.** Outdoor lighting should be designed, or altered where the opportunity arises, to prevent the upward spread of stray light so that the night sky may be enjoyed by all. Security lighting would often benefit from lower wattage energy lamps.

**02.** The general aim in all development must be to cut waste, use materials and land sustainably so that future generations may enjoy the benefit, and to do everything possible to ensure the climate is not further damaged by excessive carbon dioxide emissions.

## APPENDICES

### Acknowledgements

*David Hayes DipTP MRTPI (Retd)*

*Nigel Stevens MIET FBCS*

*The photographs in this document are taken from Horsham District Council and Henfield Parish Council archives; from Mike Ainscough - Henfield Then and Now website at <https://www.henfieldthenandnow.net/> and by Nigel Stevens.*

### References

*Landscape character assessment of West Sussex - West Sussex County Council at <https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/landscape-character-assessment-of-west-sussex/>*

*Henfield Neighbourhood Plan, Henfield Parish Council*

*Henfield Birdwatch – State of Henfields Birds 2017 at <http://www.henfieldbirdwatch.co.uk/henfields-birds/status-of-henfields-birds-nov-2017>*

*Sussex Biodiversity Records at <https://sussexwildlifetrust.org.uk/what-we-do/sussex-biodiversity-records-centre>.*

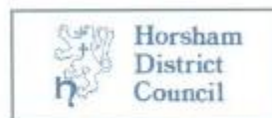
*Henfield Conservation Area Appraisal and Management Plan -- Horsham District Council January 2018*

### Advice on Planning

*For advice on whether planning permission is required for works please refer to the Horsham District Council website at <https://www.horsham.gov.uk/planningpolicy/planning-policy>*

*or The Planning Portal at [https://www.planningportal.co.uk/info/200125/do\\_you\\_need\\_permission](https://www.planningportal.co.uk/info/200125/do_you_need_permission)*

*For advice on Tree Preservation Orders, please refer to Horsham District Council website at <https://www.horsham.gov.uk/planning/tree-preservation-orders>*



## Henfield Parish Council

Henfield Parish Office, Coopers Way, Henfield, West Sussex BN5 9DB