



HENFIELD PARISH COUNCIL **PLANS ADVISORY COMMITTEE**

**Meeting of the Plans Advisory Committee held on
Monday 2nd September 2024 at 5.30pm in the Henfield Hall.**

Present: Cllrs R Shaw (Chairman), F Ayres, E Goodyear, D Grossmith, J Jones and A May.

In Attendance: Mr P Bland (Elivia Homes) and Mr C Barker (ECE Planning), Nine members of the public and Mrs B Samrah (Parish Administrator – PA).

MINUTES

The Chairman welcomed Pete Bland and Chris Barker from Elivia Homes and ECE Planning to talk about the plans for the development for the Land West of Backsettown; a site within the Neighbourhood Plan (NHP). The Committee introduced themselves.

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

There were none.

3. APPROVAL OF MINUTES OF MEETING HELD ON 1ST AUGUST 2024

These were approved, they were signed and dated by the Chairman.

4. MATTERS ARISING

This was held over until next meeting held on 5th September.

5. MEETING WITH ECE PLANNING/ELIVIA HOMES

Mr Barker distributed copies of the presentation to committee and to members of the public. He explained that this project was originally with Millwood Homes which was acquired by Elivia Homes last year. He said that neighbours would receive details within the next few days with a leaflet drop, a website would go live and accept feedback. He said it was anticipated that a Planning Application would be sent to HDC within the month once feedback had been gathered. The Chairman explained that HDC would send details to the Parish Council and at that stage it would be included in a further Plans Advisory Committee Meeting which members of the public would be welcome to attend.

Mr Barker said that the project had been held up by the challenge of Water Neutrality (WN) but they had now found an innovative solution off site. He said that they knew the area very well and had been working with ecologists, road engineers, landscapers and planners. The Site was allocated for up to 30 units but they will only be building 29.

He said that although the NHP had suggested access through Furners Mead this involved the demolition of an existing home. Their preferred option was vehicular access via Furners Lane as it was believed to be disruptive to fewer homes.

Mr Bland said that access from Furners Lanes would be angled to discourage people turning further down Furners Lane. He said that the existing track is under the canopy of two veteran oak trees and so this would be changed to a public footpath with enhancements that create a better area for the setting of these trees. This buffer zone would create an arc in the road design.

Mr Barker said that the whole site is split in two; the development in one and open space for all in the other. He said this would also help with surface water drainage by having a pond that is dry or wet depending on the weather. The design of the site would blend the rural look of the surrounding countryside with the built up nature of the homes in the nearby developments.

Mr Barker said that of the 29 units, 10 would be affordable housing, there would be a mix of single, storey, one and a half storey (chalet) and two storey buildings, striking the balance between Daisycroft, Furners Lane and Furners Mead.

Mr Bland said that there was a height difference of about 3 metres between a chalet and a two storey home.

Mr Barker said that the chalet homes made effective use of the roof space.

Mr Bland said that the majority of units had one room which could be used as a ground floor bedroom if needed. He also said that the chalets were more like the houses in Furners Mead and the two storey homes were more like Daisycroft homes.

He said there were two x one bedroomed flats, 12 x two bedroomed homes, 11 x three bedroom homes and four x three bedroomed plus study homes. They have sought to create an open aspect so that existing house looking over the development will look over single storey units with a space of 3-4 metres between dwellings in Daisycroft and the new development. He said that there was open space around the entrance and this was envisaged to be a play area or informal open space to the east of site. The gardens would have timber fencing between the houses and there would be swathes of green landscaping. There would be some hedging at the front of the houses, he added that many could be easily adapted for wheelchair users.

Mr Barker said that they hoped that not too many cars would be visible with parking spaces and parking areas for visitors meeting the requirements of the guidelines for parking provision.

Mr Bland said that the site would be looked after by a management company and they would take over as soon as the development was fully occupied. He said that all properties would be freehold except for the flats. He said that the Management company would also look after the Biodiversity Net Gain. Mr Bland said that Elivia were offsetting a farm's water supply from a well instead of the mains water, they will also use rain water harvesting facilities.

He also said each property would be heated by air source heat pumps, including underfloor heating and radiators upstairs and they were well insulated. There were no solar panels but there were water saving measures as well as ability to install electric vehicles chargers. He said that the buildings would be integrated in to the vernacular and that they would try to source materials locally where they can.

Mr Barker said that the homes will blend with what is already in Henfield including a mixture of weather board, tile hung and brick. He believed that Elivia were one of only a few builders who want to build quality homes with individual style.

The Chairman said that he had previously seen the Millwood development at Isfield and agreed they were sensitively built to their surroundings. Cllr Grossmith said that this committee had seen challenges with WN over the last couple of years and he wondered how this might be dealt with.

Mr Barker said that Elivia were offsetting for WN and that some houses would have rain butts.

Cllr Ayres wondered how lorries would access the site?

Mr Bland said that they had carried out research and Furners Lane is a direct route in and that arrival of vehicles would avoid school drop off and collection times, he said that vehicles would be flat bed, not articulated lorries. He said that HDC had indicated that they did not envisage a problem with traffic. He also stressed that they would recycle where they could and move earth within the site. The buildings are to be made with timber frames and that created less waste.

Cllr May checked that they had read the Henfield Parish Design Statement. Mr Barker said they had and hence they had wanted an eclectic mix of styles of houses and a transition between the older houses and our development. He said they would present a fully developed Design Statement in the planning application.

The Chairman said that he was pleased that Elivia wanted to get feedback from HPC and locals and was encouraged by their description of the consultation over the next couple of weeks both on line and in paper format. Mr Barker said that they would be going live later in the week with letter drops, posters on lampposts and with details online. Once feedback had been received they would make their application to HDC taking account of those comments.

The Chairman said that he expected to see the application in a Plans Advisory Committee Meeting in October or November and he encouraged those residents wishing to comment to go send them direct to HDC.

The Chairman adjourned the meeting.

OPEN FORUM

One of those present asked whether Elivia were aware of the gas pipe running through the land and Mr Bland agreed that they were. Another questioned why Furners Mead was not the access as had been agreed on NHP and was concerned about the oak trees at the entrance and whether the hedgerows would remain in Furners Lane. His final query was what would happen if in time a major problem arose and the Management Company did not have sufficient funds to deal with problem.

The Chairman said that a number of new developments; the third phase of Deer Park and Barratts estates were all looked after by management companies as seems to be the norm.

Cllr May raised concern on developers using private management companies who charge 'estate fees' to residents in their new houses with accompanying problems of fees going up yearly.

Another who had access through the site was concerned that it might be lost and Mr Bland confirmed that any existing access would not be extinguished but if it needed to close during the building works an alternative route would be given. He said that rights of way through the site would of course remain. He also said that a section of 5-6 metres hedgerow which was having to be removed for visibility reasons at the access point would be replaced on both sides outside the site.

Mr Bland re-iterated that Elivia wanted to work with the local community.

Another said that there was no pavement along Furners Lane and wondered if the footpaths through Furners Mead could be enhanced to facilitate access by wheelchairs and buggies. The Chairman said that

the target audience for the development was the older generation as this was one of the few sites which gave reasonable access to the High Street on foot, so maintaining and improving the footpaths was important.

The Chairman thanked the members of the public for attending and giving their views and thanked Mr Bland and Mr Barker for their time and for agreeing to a public meeting.

The Chairman reconvened the meeting.

6. CORRESPONDENCE

There were none.

7. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

8. DATE OF NEXT MEETING

Thursday 5th September 2024.

The meeting closed at 6.45pm.