



HENFIELD PARISH COUNCIL **PLANS ADVISORY COMMITTEE**

**Meeting of the Plans Advisory Committee held on
Thursday 16th January 2025 at 7:00pm in the Henfield Hall.**

Present: Cllr R Shaw (Chairman), F Ayres, J Jones and A May.

In Attendance: 4 Members of the public and Mrs B Samrah (Parish Administrator – PA).

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

Cllr Jones declared a personal interest in planning application DA/24/0058.

2. APOLOGIES

Were received from Cllrs Grossmith and Goodyear.

3. APPROVAL OF MINUTES OF MEETING HELD ON 5th DECEMBER 2024

These were approved. They were signed and dated by the Chairman.

4. MATTERS ARISING

There were none.

The Chairman adjourned the meeting.

OPEN FORUM

One member of the public asked to speak, he said that he lived on Charlwood Drive and had already sent an email to the Parish Council. He said that he was conscious that there was a major housing crisis but felt it was important that planning issues were dealt with in the right manner and the right place. He objected to this planning application:

1 Access – He said that the access junction to the new development was very close to his driveway, making it dangerous. To exit his driveway, he would have to reverse onto the junction. He also said that WSCC have indicated that those going to and from the new development would have priority on the road.

2 Principle of following the procedures – He said that as it was not in Henfield's Neighbourhood Plan (NHP) or Horsham District's Local Plan (HDLP) and should not be considered before those sites in NHP and HDLP especially as the NHP is not yet 4 years old.

3 Access from London Road – He said that access through Wantley Hill Estate would be difficult especially with the bends in that road. He said that the survey prepared for this development indicated an additional 98 vehicles would use the roads between 8-9am and 95 additional vehicles between 5-6pm, but that there would be 850 vehicle movements around Wantley Hill through and Charlwood Drive during the day. He felt that the roads at Wantley Hill could not cope with this additional traffic and that was before the additional 25 houses that are planned for the site by Wantley Hill in the NHP.

The Chairman said he had often observed a lot of parked cars on the road and even on the corners of the entry to Wantley Hill through Manor Way and this often caused queueing traffic. The resident said that he had read that developers had said they would put in laybys. Cllr May said that on many occasions laybys were used for longer term parking anyway.

Another member of the public, Mr Parsons said that his family owned the land in the planning application. He said that he had been involved with planning issues for 14 years having lived in Henfield all his life and some of that time on the Wantley Hill Estate. He said that landowners paid for any traffic surveys carried out and wanted them to be honest. He said that Highways also carried out assessments on the roads as well. He said that he wanted the best for the village and had been happy to help with the Scout Hut. He said that he was passionate about this planning application and wondered why Henfield Parish Council had not engaged with landowners.

The Chairman questioned whether Mr Parsons felt that the NHP should be cast aside.

Mr Parsons said that he felt a better approach when there was a development of this size that the council should try to get real benefits for the community and to try to find solutions.

Cllr Ayres asked whether Mr Parsons meant to negotiate with landowners and enhance the area. She said that affordable housing was needed and somewhere for the next generation to live.

Mr Parsons said that his family owned the adjacent land and was looking to develop that too for retirement housing. He added that he did not think that Horsham District Council did a good job. He said that he thought his land was the only suitable and developable land.

The Chairman stated that the NHP planning process that resulted in the current Neighbourhood Plan approved in 2021 had called landowners for sites and then residents voted on the proposals including the sites that they wanted to be developed. The Chairman re-iterated that the NHP would be delivering 270 more houses in the next year or two. He also said that that the Council intended to refresh the NHP.

Mr Parsons said that he felt Henfield was identified as the second most important town in Horsham District and was a key settlement for expansion.

Cllr May said that she was aware that the local school was full and that new developments would require more infrastructure.

Mr Parsons said that if his development went ahead 45% of the housing would be affordable, that the 191 homes would provide economic development with jobs and he envisaged that the council would receive £2.5 Million in Community Infrastructure Levy (CIL) and that Henfield would get 25% of that. He suggested that the Parish Council should be grateful to the landowner for facilitating this.

Cllr Jones asked if Mr Parsons could answer the specifics of the access problems and he said that he would be happy to discuss them with the developer.

Cllr Ayres asked about additional school places and Mr Parsons said that he did not know the capacity of the schools. Cllr Ayres said that not having enough school places would be a problem.

Mr Parsons suggested that if the council engaged with landowners at an early stage with requirements such as school, then landowners could see what they could do. Mr Parsons said that he would be happy to help with the Youth Club.

The Chairman said he was disappointed that Mr Parsons had been dismissive of both HDC and the people who had worked on the NHP but wanted to credit him for coming to the meeting and 'raising his head above the parapet'. Mr Parsons said that he wanted to do a lot for Henfield, that he wanted to look after the youth. He thought that a bowling alley might be a real community enterprise.

Cllr May said she felt it was important that the democratic process was followed. Mr Parsons said he thought the NHP process was a farce.

The first resident re-iterated that the referendum had indicted what most people in Henfield wanted and that it was important that future development came through the correct channels. He also asked whether there was a suitable affordable housing provider who could buy 45% of the homes.

Mr Parsons left the meeting at 7.45pm.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

The Chairman brought forward the next planning application.

DC/24/1932

Land East of Charlwood Drive Henfield West Sussex (Previously - Land North of Dalblair House)

Outline Application for development comprising up to 191 dwellings with open space, landscaping and associated infrastructure (all matters reserved except for access). New vehicle access from Charlwood Drive.

Croudace Homes. Deborah-Jo Grantham, Lisa Frances Parsons

Objection – All Agreed. This Committee deems that this application is contrary to the following HDPF policies:

- **1 as it is not a strategic site in the Local Plan**
- **2 as it is not a nominated site in the Neighbourhood Plan**
- **3 as it is not within an existing built-up area**
- **23 as the site cannot be served by safe and convenient vehicular and pedestrian access; or cannot be supplied with essential services, such as water, power, sewage and drainage, and waste disposal; or provide adequate vehicle parking; or would have an unacceptable impact on the landscape**
- **26 as the site lies outside built-up area boundaries and does not support the needs of agriculture or forestry; does not enable the extraction of minerals or disposal of waste; or provide for quiet informal recreational use or enable the sustainable development of a rural area**
- **39 as it does not demonstrate there being sufficient capacity in the existing infrastructure to meet their requirements; or as there is no assessment of the likely infrastructure requirement or its provision**

A second member of the public left at 7.50pm and the remaining two people left at 7.55pm.

DC/24/1767

New Inn Farm West End Lane, Henfield

Change of Use of land and buildings to equestrian use. Conversion of existing livestock barn to stable barn. Conversion of outbuilding into staff facilities. Installation of new gates to property.

Miss Jo Linton

No Objection – All Agreed. Subject to satisfactory conclusion of the matter over access raised by WSCC being resolved.

DC/24/1799

The Crows Nest New Hall Lane Small Dole West Sussex BN5 9YH

Part demolition and extension to create a four-bedroom house. Demolition of the existing garage and erection of a new garage.

Mr Steve Campbell

No Objection – All Agreed.

DC/24/1912

Delta Shoreham Road Small Dole West Sussex BN5 9YG

Outline Application for the demolition of existing dwelling and erection of 4no self-build dwellings with all matters reserved.

Mr Nic Bessant

Objection – All Agreed. This Committee deems that this application is contrary to the following HDPF policies:

- **1 as it is not a strategic site in the Local Plan**
- **2 as it is not a nominated site in the Neighbourhood Plan**
- **10 as it does not maintain the quality and character of the area; does not contribute to diverse and sustainable farming enterprises; or promote recreation**
- **25 as does not protect, conserve or enhance the landscape or townscape character of the District; or as does not protect, conserve or enhance the setting of the South Downs National Park**
- **26 as the site lies outside built-up area boundaries and does not support the needs of agriculture or forestry; does not enable the extraction of minerals or disposal of waste; or provide for quiet informal recreational use or enable the sustainable development of a rural area**
- **33.3 as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings**
- **33.4 in that it does not respect the character of the surrounding area and buildings**

DC/24/1913

Delta Shoreham Road Small Dole West Sussex BN5 9YG

Outline Application for the demolition of existing buildings and erection of 2no self-build dwellings with all matters reserved.

Mr Nic Bessant

Objection – All Agreed. This Committee deems that this application is contrary to the following HDPF policies:

- **1 as it is not a strategic site in the Local Plan**
- **2 as it is not a nominated site in the Neighbourhood Plan**
- **4 as the site is not allocated in the Local Plan or Neighbourhood Plan, and does not adjoin and existing settlement edge**
- **10 as it does not maintain the quality and character of the area; does not contribute to diverse and sustainable farming enterprises; or promote recreation**
- **25 as does not protect, conserve or enhance the landscape or townscape character of the District; or as does not protect, conserve or enhance the setting of the South Downs National Park**
- **26 as the site lies outside built-up area boundaries and does not support the needs of agriculture or forestry; does not enable the extraction of minerals or disposal of waste; or provide for quiet informal recreational use or enable the sustainable development of a rural area**
- **33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings**

This Committee is concerned that a large number of significant trees would need to be removed from the site to allow for this development.

DC/24/1935

Gainsborough Wheatsheaf Road Henfield West Sussex BN5 9AP

Erection of a single storey pitched roof side extension.

Tim and Emma Goodall

No Objection – All Agreed. Subject to the provisions specified by the Arboriculturist.

DC/24/1937

Moustows Cottage Henfield Common North Henfield West Sussex BN5 9RL

Erection of a double storey rear extension and single storey sun room. Alterations to bathroom, living room floor, installation of rooflight. Construction of freestanding canopy and new entrance porch (Householder Application).

Mackinnon

No Objection – All Agreed. Subject to any comments from the Conservation Officer.

DC/24/1938

Moustows Cottage Henfield Common North Henfield West Sussex BN5 9RL

Erection of a double storey rear extension and single storey sun room. Alterations to bathroom, living room floor, installation of rooflight. Construction of freestanding canopy and new entrance porch (Listed Building Consent).

Mackinnon

No Objection – All Agreed. Subject to any comments from the Conservation Officer.

DC/24/1947

Downsview New Hall Lane Small Dole West Sussex BN5 9YJ

Erection of a single storey side and rear extension.

Mr Dan Barrett

No Objection – All Agreed.

CA/24/0058

2-3 Stipenhoke Henfield Common North Henfield West Sussex BN5 9RW

Fell 1x Bay and 1x Lawsons Cypress (Works to Trees in a Conservation Area)

Mrs Angela Reid

No Objection – 3 agreed and 1 abstention. (conflict of interest)

7. APPEALS

Appeal Ref: APP/Z3825/W/24/3342988 (DC/23/0660)

Truffles, High Street, Henfield, BN5 9DA

The development proposed is conversion of the rear café (Class E) to form 1no residential dwelling (Class C3).

Ms Daisy Tompsett

The appeal is dismissed - This was noted.

8. HORSHAM DISTRICT COUNCIL – LOCAL PLAN

- 1 HDC - Cancellation of scheduled hearings – Examination of Horsham Local Plan – circulated 16.12.24 – This was noted
- 2 HALC - Local Plan – circulated 16.12.24 – This was noted.

9. CORRESPONDENCE

- 1 SDNPA - Meeting on the Partnership Management Plan and Local Plan Review Regulation 18 Consultation – 22.1.25 – This was noted.
- 2 HDC Weekly List of Appeals Lodged - 06-12 December 2024 – circulated 16.12.24 – This was noted.
- 3 Comments received in relation to DC/24/1912 – circulated 6.1.25 – These were viewed when considering the Planning Application.
- 4 Comments received in relation to DC/24/1932 – circulated 6.1.25 - These were viewed when considering the Planning Application.
- 5 HDC - Planning Compliance team statistics for 2024 – This was noted.
- 6 Henfield Neighbourhood Plan – Allocated Employment Sites: Site E (Southgrounds) & Site F (Land North of The Old Brickworks) from DMH Stallard – This was noted.
- 7 Planning Application CA/24/0058 – Report from Tree Warden – This was viewed when considering the Planning Application.
- 8 Land East of Charlwood Drive Henfield – email from Croudace Homes – This was viewed when considering the Planning Application.
- 9 HDC - Water neutrality- update for consideration of planning applications – This was noted.
- 10 HDC - CONFIDENTIAL Parish & Neighbourhood Council Local Plan Briefing - 28 January 2025 – Cllr Shaw confirmed that he would be attending.

- 11 Appeal: Planning Inspectorate Ref: APP/Z3825/W/24/3356921 HDC Ref: DC/23/0463
Land Southview Terrace Henfield West Sussex BN5 9ES
Erection of a detached dwelling with attached car port.
Miss S Hammond
All representations must be received by 19th February 2025 in writing – The Chairman agreed to look again at the comments submitted originally.

10. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

11. DATE OF NEXT MEETING

Thursday 6th February 2025.

The Meeting Closed at 8.20pm.