



HENFIELD PARISH COUNCIL PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee held on
Thursday 3rd April 2025 at 7:00pm in the Henfield Hall.**

Present: Cllrs D Grossmith (Chairman), M Andrews, F Ayres, J Jones and A May.

In Attendance: Mrs B Samrah (Parish Administrator – PA).

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

Were received from Cllrs Shaw and Goodyear.

3. APPROVAL OF MINUTES OF MEETING HELD ON 20th MARCH AND ADDITIONALLY 26th MARCH 2025

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

4. MATTERS ARISING

Cllr Ayres said that she was aware that work had started at the conversion to four flats on the High Street.

The Chairman adjourned the meeting.

OPEN FORUM

There were no members of the public present.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

DC/23/0189

Sandgate Nursery West End Lane Henfield West Sussex BN5 9RD

Outline application for erection of a extra care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 supported living units with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).

Sandgate Henfield Developments Ltd

**Objection – all agreed. As this Committee has already commented before and re-iterates those objections in that this planning application fails to comply with the following:-
Henfield Neighbourhood Plan (HNP) 2021**

Policy 1: A Spatial Plan for the Parish

P1.2 The proposed development is outside the Built-Up Area Boundary (BUAB) and does not conform to HDPF policies

The site is outside BUAB, does not meet the criteria for development in the countryside to justify its location

Policy 10: Green Infrastructure and Biodiversity

P10.2 The proposed development does not seek to maintain or increase biodiversity,

P10.3 The proposed development does not enhance the amenity value of the existing landscape. It does not enhance the site and its surroundings, nor positively contribute to the landscape character of the area

The Parish Council would like to draw attention to Henfield Housing Needs Assessment (Reviewed October 2017) prepared for The Henfield Neighbourhood Plan 2017-2031.

Section 3.7.1

Given the significant forecast increases in people aged 75+, it is appropriate for policy to provide support for a significant quantum of sheltered 30 and extra care 31 housing as part of the delivery of new housing

This estimates, using LIN's housing calculator produces the following additional housing:

conventional sheltered housing units = 11 (rounded);

leasehold sheltered housing units = 22 (rounded);

enhanced' sheltered units, split 50:50 between those for rent and those for sale = 4

extra care housing units for rent = 3 (rounded);

extra care housing units for sale = 6(rounded);

specialist dementia care homes = 1 (rounded)

Section 3.72 Retirement villages

220. It is important to note that there is no obligation for these all to be provided within the parish itself and clearly in some cases, such as providing a single specialist dementia care dwelling, it would not be economically feasible to do so. As such, these 41 specialist dwellings need not be thought of as all needing to be provided within the neighbourhood plan housing target- rather, there will be some overlap between these dwellings and the target, depending on the number that could be provided within the parish itself.

223. Given the numbers of units that result from the HLIN analysis, there is a need for appropriate housing for older residents and a careful assessment should be undertaken as to the suitability of the settlement for development of this kind. Accessibility to key services is an important consideration, as well as sustainable transport connections that enable staff to come and go. For this reason, other settlements in the area, such as Steyning, Worthing, Lancing or Shoreham may be more appropriate locations.

Henfield currently has 5 retirement/sheltered housing locations, 2 nursing homes and a day centre giving dementia care.

The application is contrary to the Horsham District Planning Framework, Specifically HDPF policies:-

- Policy 1 as it is not an identified site in the current Local Plan or Neighbourhood Plan
- Policy 2 as it does not maintain the districts rural character; as not a strategic development; and does not focus development around Horsham
- Policy 4 as it is not allocated in the Local or Neighbourhood Plan and would be the expansion of an existing settlement
- Policy 18 'Retirement Housing and Specialist Care' as it will not cater to those on lower incomes. It does not accommodate a range of needs, include some affordable provision or an appropriate financial contribution, and contribute "appropriate services and facilities". Also there is no evidence of how an exclusively over 65 age policy will be administered or enforced (unlike other retirement premises)
- Policy 25 as it does not protect, conserve enhance the natural environment and landscape character; nor does it conserve or enhance the setting from the South Downs National Park to the south.
- Policy 26 as it is outside the BUAB; does not support the needs of agriculture or forestry or extraction of minerals or disposal of waste
- Policy 30 as there will be adverse impacts on the views from the South Downs National Park to the south
- Policy 32 as it does not complement locally distinctive character and heritage of the district; or integrate with the historic surroundings of Dears Farmhouse and Camelia Cottage
- Policy 34 as it does not make a positive contribution to the historic setting of Dears Farmhouse and Camelia Cottage
- Policy 40 - Sustainable Transport. There has no access to public transport

The proposed development of a "retirement community of up to 72 units" has marked differences from that which is currently the standard for other retirement locations in Sussex

In the main retirement locations will be

- Predominately apartments – the few cottages or bungalows have – 1½ floors and a ground floor bedroom (or study which could become a ground floor bedroom) or lift
- Adapted for changing needs e.g. wider doors to be wheel chair accessible if required
- Provide Communal gardens as opposed to private front and rear gardens
- Exclusively leasehold
- Provide one car park space per unit not two
- Have Age exclusive conditions
- Have access to public transport– as opposed to the one bus at start of day from the depot and one bus back to the depot at night as claimed by the applicant to be a bus service
- Provide onsite communal recreational facilities

The Parish Council also questions the on-site "medical centre" which is a support building as the real Medical Centre for appropriate NHS Health care is a mile away.

In a previous planning application DC/21/0908 for 51 dwellings, states that 25 two-way trips in the morning and 23 in the afternoon. In the transport statement, 22/070/31A, Table 6C for 72 + 10 units gives 19 two way trips in the morning and 17 in the afternoon.

We note on the plan SNH/P23/02 that every property has parking provision for two cars with 5 spaces at the medical centre. With 72 CCRC units, 10 starter homes and the medical centre that gives the total number of proposed parking space of 87.

The plans and transport statement dramatically underestimates the ownership, movements and impact of cars to an already congested road that leads to the main village centre. This has already been proven with the construction of Bishops Park where cars overspill onto West End Lane causing traffic and congestion issues. With the infrequent public transport links to the village car use will be the primary mode of transport for most residents.

This Committee notes that there are already 164 local resident objections to this planning application.

DC/25/0416

16 Gresham Place Henfield West Sussex BN5 9QJ

Demolition of existing garage and outbuildings. Erection of a two storey side extension and alteration works.

Erection of a single storey rear lean-to extension and alteration works.

Mr Adam Parsons

No Objection – all agreed.

7. APPEALS

Planning Inspectorate Reference: APP/Z3825/W/25/3361885 DC/23/1072

Extension of the existing storage use in containers and associated work including surfacing/re-surfacing (retrospective)

Great Betley Farm Stonepit Lane Henfield West Sussex BN5 9QT

T How

Submission deadline 24th April 2025

It was agreed that Cllr Grossmith would draft submissions for all three appeals and would share with Cllr Shaw for agreement and then circulate to Committee before submission to Planning Inspectorate by the deadline.

Planning Inspectorate Reference: APP/Z3825/W/25/3361895 DC/23/2180

Change of use of part of the building for storage (Retrospective).

Great Betley Farm Stonepit Lane Henfield West Sussex BN5 9QT

T How

Submission deadline 24th April 2025

Planning Inspectorate Reference: APP/Z3825/W/25/3361902 DC/24/0265

Change of use from agriculture to storage.

Great Betley Farm Stonepit Lane Henfield West Sussex BN5 9QT

T How

Submission deadline 24th April 2025

8. HORSHAM DISTRICT COUNCIL – LOCAL PLAN

There was nothing to report.

9. CORRESPONDENCE

- 1 HDC - Compliance Complaints Received between 17- 23/03/2025 -This was noted.
- 2 HDC - Monthly Planning Compliance Team statistics for March 2025 -This was noted.
- 3 Sussex North Offsetting Water Scheme (SNOWS) Newsletter - Mar 2025 - This was noted.

10. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

- 1 Land to the South of Furners Lane DC/24/1538 – to receive an update on improvement of the plans for access via Furners Lane. Cllr Jones confirmed that she had not received any further update from Cllrs Perry and Potts who had been in discussion with locals about improving the access from Furners Lane onto the High Street.
- 2 The PA asked about visiting the wood at the Parsonage Farm site and it was agreed to hold for the time being.

11. DATE OF NEXT MEETING

Thursday 17th April 2025.

The meeting closed at 7.30pm.