

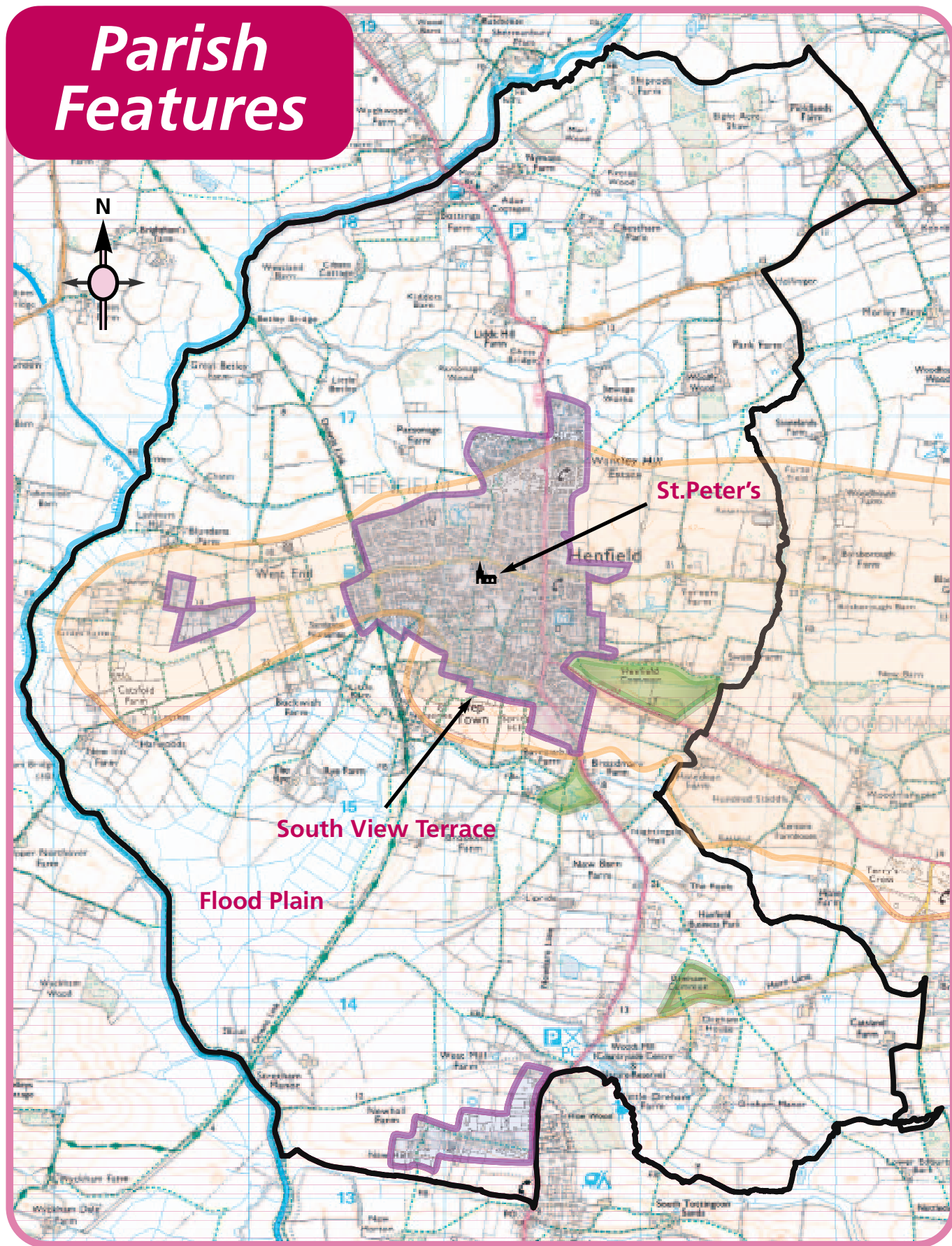


Henfield Parish Design Statement

Supplementary Planning Document – December 2008



Parish Features



Key – Parish boundary — Village envelope — Commons — Low Sandstone ridge

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

1 INTRODUCTION

1a 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. It 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.

1b Relationship to Horsham District Council's Local Development Framework.

The Statement has been adopted by Horsham District Council as a Supplementary Planning Document (SPD) and sits within the Council's Local Development Framework as another Local Development Document.

South Downs from Nep Town.

An SPD has statutory status but is only used to supplement Development Plan Documents (DPD) such as the Core Strategy and Development Control Policies providing further detail on policies and proposals that the DPDs do not have the scope for.

2 THE VILLAGE/PARISH CONTEXT

2a Geographic and historic background

Although categorized 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 characterized 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 3 distinct parts to the village; a loose collection of dwellings around the church; development along the eastern side of the London – Brighton road; scattered development at Nep Town. 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. The village boundary has also been extended with suburban development at Wantley, Furners Mead, Hollands Road and more recently the Parsonage Road and Deer Park developments. The village has a present population of about 5,400.

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 North/South Downs Link pathway. The parish includes the northern 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.

2b The Parish today

The village, contained within areas of grade 1/2 agricultural land, developed over the centuries as a market garden village as well as a watering place on the main London/Horsham – 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 good range of shops and a number of small industrial and commercial premises, offering a variety of employment opportunities. It also has sports facilities which include a cricket club dating back to 1721, football, bowls and a modern leisure centre. Social facilities include a large versatile village hall complex with museum, a youth club and many clubs and societies offering a wide variety of activities for all ages. Some further limited housing development is programmed on the northern edge as an extension to Deer Park. Nevertheless, it is hoped that the present character and size of Henfield will be maintained for the foreseeable



Views westwards from Mill End, Nep Town.

future.

3 CHARACTER OF THE LANDSCAPE SETTING

3a 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.

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



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

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.

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.

3b 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.

3c 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.

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, most of which has been resisted. Although there are a good many houses in West End Lane, Lawyers Lane and Stone Pit Lane combined, they all lie within the countryside where national policy discourages new development. Consequently, it is considered that there should be no further development west of Downs Link, apart from minor extensions.

Development along New Hall Lane and the main 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



Typical countryside and farmhouse.

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

4 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 (centre spread) 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, 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 foot-path system some of which is based upon early trackways.

St. Peter's church occupies the geographical centre of the built area. The 3 distinct historic areas referred to in 2a above are largely intact and have been linked together by infill development over the last 2 centuries, especially the west side of the High Street which was for the most part open up to the later 1800s. The whole area has been designated as a conservation area by Horsham District Council. Linear housing devel-



Barclays Bank is out of character in the High Street.



Busy High Street looking north.

oped 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, east behind the High Street and at the northern end of the village. Much of the development 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 perhaps from the latest phase of Deer Park.

A Conservation area and historic core:

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 3 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 modern. Some of the post war architecture is undistinguished and fits poorly into the street 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



Standard signs could be improved.



The historic White Hart with Horsham stone roof

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



of a village, apart from One Stop shop which presents a blank frontage of large areas of glass. Shop fascias and signs too are generally in scale with the fronts, with subdued lettering.

There is no easily identified central point to the village, although possibly the square in front of Barclays Bank with its catalpa 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.

Street furniture is of standard highway design. Dominant concrete lamp standards without a neck do nothing to enhance the appearance of the street scene, are totally out of scale and should be considered for replacement with metal ones on the lines of those in Horsham town centre. There is also scope to improve direction signs away from the highway standard to

attractive cast finger posts.

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 100 yew trees. The churchyard is surrounded by several houses with extensive gardens dating from the Medieval period together with later Georgian, Victorian and post war development. Further south, down Church Lane, the former Tan Yard has been retained as an open area within the village, whilst opposite, the grounds of Red



Tan Yard pond and Chestnut End from Cagefoot Lane.

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.

Nep Town

The third part of the original village within the conservation area is Nep Town (Anglo-Saxon for High Town). Originally a hamlet dating from the 16th century, the district developed during the



Attractive Edwardian cottages in Park Road

Victorian era and again after World War II. 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



Nep Town Road looking west.



Typical post-war housing in Northcroft.

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.

Henfield Common North

A later extension of the historic core along the High Street is the frontage of



Nep Town, intimate cottages.

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.

Other parts of the conservation area

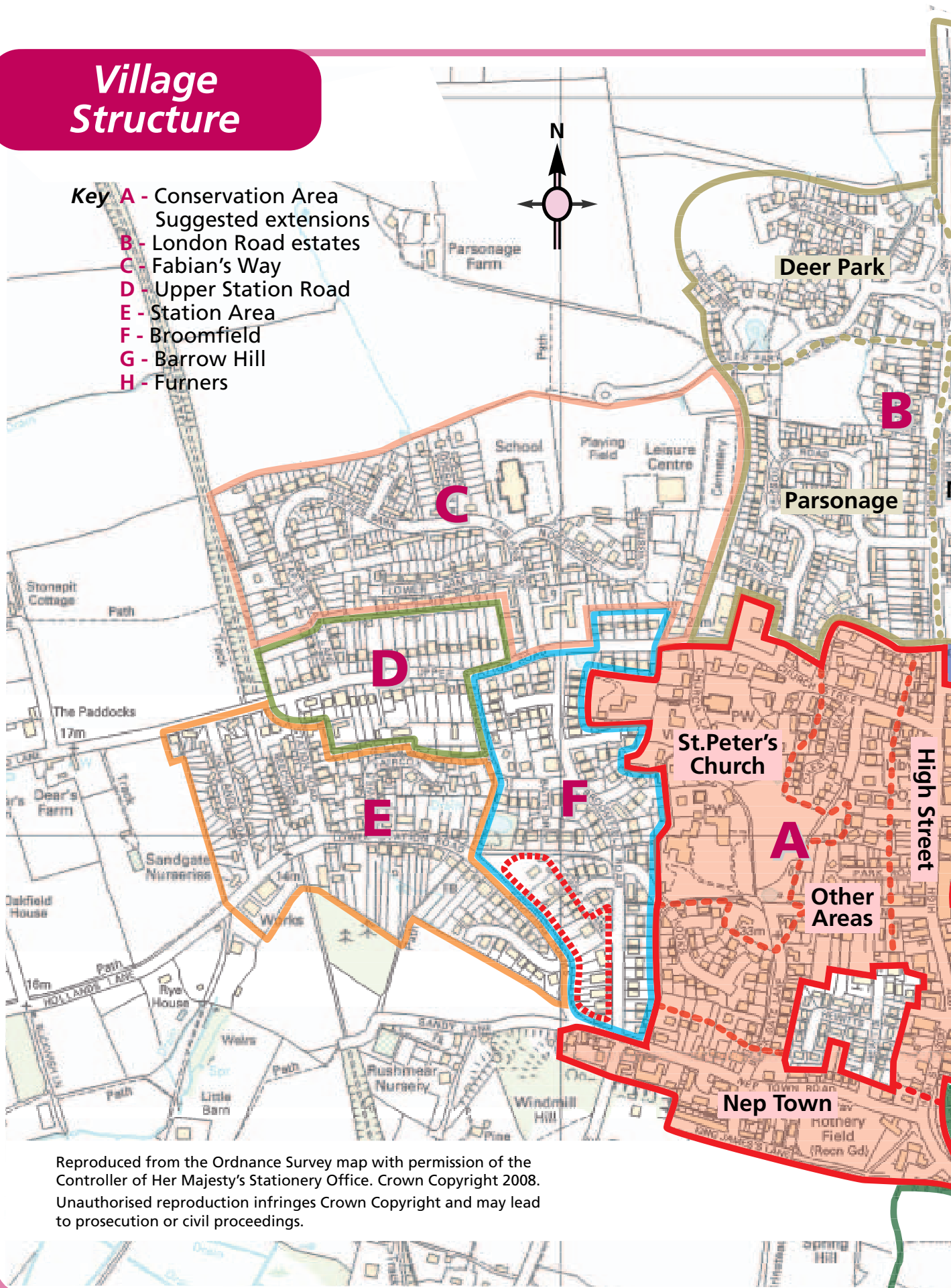
Between the 3 historic parts are areas of mixed housing. Chestnut Way and Chestnut End were built fairly recently on part of the former Tan Yard. Further south is the quiet backwater of Park Road with Edwardian cottages and houses. Cagefoot Lane is a private road containing a variety of larger houses built of varying materials; here mature trees and shrubs add to the informal setting. This lane is also a busy pedestrian thoroughfare. Further south still, the recent area of housing around Hewitts is actually excluded from the

Below – The later phase of Deer Park is an attractive medley of house styles. Again, white picket fencing is used to good effect.



Village Structure

- Key**
- A** - Conservation Area
 - B** - London Road estates
 - C** - Fabian's Way
 - D** - Upper Station Road
 - E** - Station Area
 - F** - Broomfield
 - G** - Barrow Hill
 - H** - Furners



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conservation area.

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, Wantley Hill Estate, Deer Park and Parsonage. London Road itself is bordered for much of its length by trees and shrubs. In the 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 has already begun.

Manor Way area is a development of bungalows of similar style with generally open frontages.

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.

Deer Park has 2 distinct parts; an earlier informal layout of detached houses of similar style dating from the late 1990s. The later part is post 2000 and comprises 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. A westerly extension is planned. The whole

area is linked by a series of greens and walkways.

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

C Fabians Way Staples Barn Areas

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 when conditions are clear.

D Upper Station Road

This road, part of the spine system and the line of an



The sylvan setting of Upper Station Road.

ancient trackway, developed after the coming of the railway in the 1860s. It comprises a mixture of larger houses and bungalows of varying ages and styles set in extensive gardens well back from the road. 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.

E Station area

An area of mixed development around the former railway station closed in the 1960s as part of the national railway reorganisation. Hollands Road is a road of local authority development 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 news/grocery shop, offices, light industry and a bus park, while Hollands Lane has other industrial premises.

Lower Station Road/Dropping Holmes 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. Faircox Lane itself 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.

F Broomfield

The principal feature of this area is the attractive row of Victorian villas along Broomfield Road and Croft Lane. They occupy the western edge of the Henfield ridge and benefit from extensive views to the west and south-west. The group can be seen from the banks of the River Adur near Stretham Manor. Although not listed buildings, their retention and protection is most important. 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. There is a good case for the inclusion of this frontage in the conservation area.

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



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



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



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

of Batts Farm and Henfield Place. In contrast to the Victorian villas, the frontages are generally open. The whole area contains a number of mature trees which make an important contribution to the area.

G Barrow Hill

Climbing up the steep, winding hill from Broadmere 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. Several mature trees planted by him in his garden remain in Mill Drive.

H Furners

To the east behind the High Street lies The Henfield Hall with public car park. Close by is the telephone exchange, one of the largest and least appealing buildings visually.

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



Infilling with herringbone brickwork between tudor timber frames.

Beyond is a regular 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 shape and size lies well concealed by high hedges and trees. Eastern Terrace in Furners

Mead has unusual slate-hung facades. This listed terrace should be considered for inclusion in the conservation area.

5 BUILDING MATERIALS

Historically the oldest buildings were timber framed with brick or stucco infilling; there is little use of stone. There are a few examples of thatched roofs and Horsham slabs (sandstone slates) 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 unusually 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 in Eastern Terrace and Potwell. Brickwork is usually red-brown, 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.

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.

6 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. Horsham District Council has





New planting of non-indigenous leylandii hedgerow.

made a number of Tree Preservation Orders (TPOs) on older specimens, mainly in the historic part 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.

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.

Planting or re-planting of such hedgerows should be with indigenous species; leylandii coniferous hedging for example should be avoided. There are still a few ponds remaining within the village and a number in the surrounding countryside. These are all important for the well-being and flourishing of wildlife that depend upon their presence for existence. They should be carefully maintained to ensure their survival.

7 STREET FURNITURE

This is a term which refers to structures within the highway and includes lamp standards, street signs, electricity supply posts and wires, bollards, railings, seats, junction boxes etc. In some locations they can create clutter and impair the appearance of streets.

Paving

The whole of the High Street has been re-paved on both sides in red /brown block work by the County Council to give 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). Consideration should be given to other more attractive

forms of paving material in new development or as a replacement for tarmac in the conservation area.

Lamp standards in the village are a mixture of concrete and metal. Concrete ones, often dating from the 1950s, tend to be the most numerous. Whilst being largely maintenance free, they are often clumsy in appearance and do nothing to enhance the street scene. The tall posts along the A281 with their lights perched on the top with no necks are particularly unattractive and out of keeping with the historic setting. The County Council should be encouraged to replace these with more appropriate designs such as found in the centre of Storrington. Elsewhere in some roads, smaller concrete posts have been replaced with metal ones. In the local streets of the conservation area, the gas-style lamp heads should be retained or replaced with similar ones when the opportunity arises.

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

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



direction sign boards are a fact of modern life, although they can disfigure both the street scene and countryside.

In Henfield, pedestrian finger post direction signs also tend to be of standard pattern. Even some of the wooden footpath signs have been replaced with standard sheet metal signs. Many towns and villages now have cast metal ones which are more attractive and designed to enhance the street scene. The aim in Henfield should be to replace the existing ones with a more appropriate style and to this end a survey of appropriate signs and locations should be undertaken.

Bollards and barriers help to separate vehicles and pedestrians in various locations. There is scope here to replace barriers and bollards with



Inelegant concrete lamp standards at Golden Square.

more attractive ones, perhaps similar to those used in Horsham town centre.

Electricity supply posts and wirescape occur in many locations within the parish, especially in older areas as new developments tend to have underground supplies. It is understood that the electricity company is proposing to transfer some overground

supplies underground when the opportunity arises. Such an aim is to be encouraged particularly within the conservation area.

Seats tend to be plentiful within the village and of a variety of designs, often given in memory of a person or an organization. They provide a welcome relief for shoppers or for social gossip.



Overhead electricity wire with gas-type street lighting.



Typical footpath or 'twitten' in Church Lane.

8 FOOTPATH SYSTEM

Henfield has a considerable network of footpaths (or twit-tens) 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 lighting in some situations, but the character of a particular footpath should never be compromised. A survey to establish such needs would be beneficial. The West Sussex County Council is responsible for the maintenance of footpaths, although many lengths are on private land with merely a right of way across.

9 PRINCIPLES & GUIDELINES

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.

COUNTRYSIDE & LANDSCAPE PLANNING GUIDELINES

L1. 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.

L2. Although outside the proposed South Downs National Park, Henfield is located in the Vale of Sussex which forms part of the magnificent vista afforded from the South Downs. Any development which might affect this vista must be very carefully considered.

L3. 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.

L4. 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.

L5. The historic commons, orchards, ancient woodlands, ponds and copses all form a valuable asset and should be protected, maintained and enhanced.

L6. All grade 1/2 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.

L7. Existing hedgerows, trees and ponds should be retained wherever possible to encourage wildlife and for visual reasons. Any hedgerow replacement should be with indigenous species, e.g. avoiding the use of coniferous plants.

L8. 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 in HDC's Advice Leaflet No.3 'Conversion of Agricultural & Other Rural Buildings into Dwellings'.

L9. 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.

L10. There should be no development on the Henfield Levels floodplain which should revert back to a naturally functioning floodplain system.

L11. 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 CONSERVATION AREA

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 discrete 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. Consideration should be given by Horsham District Council to extending the conservation area to include both the Victorian dwellings in Broomfield Road and Croft Lane as well as Eastern Terrace in Furners Mead. (*See centre-spread map*)

BUILDINGS & DESIGN

BD1. Extensions to all types of dwellings should take into account advice set down in Horsham District Council's Design Guidance Advice Leaflet No.1.

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 hand-made 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 of Georgian style set in deep reveals for greater shadow and relief.

BD5. 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 to be more in evidence in all new build. Advice of HDC's Building Control officers should always be sought.

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

STREET BOUNDARY TREATMENT

SB1. 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.

SB2. In roads such as Upper and Lower Station Road, Furners Lane, Cagefoot Lane

with well screened frontages, everything possible should be done to avoid loss of tree and shrub cover by new and replanting where necessary.

SB3. Where the street frontage is deliberately open, no fencing, hedging or other forms of boundary should be erected which might otherwise destroy the openness.

TREES

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.

ROADS & FOOTWAYS

R1. This is a village and a rural area and 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.

R2. In the already agreed future extension of Deer Park, consideration should be given to extending the shared vehicle and pedestrian road layout and surfaces designed into the existing newer part of that area.

R3. 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.

R4. 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 protective higher kerbs, bollards or other means of restraint to prevent vehicles mounting the verges.

STREET FURNITURE

SF1. Consideration should be given to replacement of concrete lamp standards in all roads by more slender metal posts in order to improve the street scene. This is particularly so along the A281.

SF2. 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.

SF3. Street direction signs, other than those essential for traffic route direction, should be considered for replacement by more attractive cast metal finger post signs. A survey should be undertaken to establish the need for such signs.

SF4. Wherever possible, grouped signs should be combined to a single post to reduce unnecessary clutter

OTHER ENVIRONMENTAL GUIDELINES

O1. 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 bulbs.

O2. 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.

10 APPENDICES

Acknowledgements

David Hayes DipTP MRTPI (rtd) – Henfield Community Partnership Ltd.

Don Hollingsworth, document design – Henfield Community Partnership Ltd.

Tony Jackson – Chairman, Henfield Community Partnership Ltd.

Peter Sheppard – Chairman, Henfield Parish Council.

Philip Hill – Parish Clerk.

Members of Henfield Parish Council.

Paul Rowley MRTPI – Head of Strategic & Community Planning, Horsham District Council.

Patrick Griffin BA(Hons) MA Planning Officer, Strategic & Community Planning, Horsham District Council.

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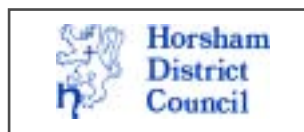
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Notes



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Henfield Community Partnership Limited, Company No. 5977880.

A Company Limited by Guarantee, registered in England and Wales.

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Design and production by Don Hollingsworth, Henfield. Tel: 01273 493754