

Ref 4

### **Draft Henfield Neighbourhood Plan (2019)**

I write to provide feedback on the draft 2019 Henfield Neighbourhood Plan as part of the Regulation 14 Consultation process.

As a landowner who submitted a plot of land for consideration for development within the structure of the HNP, my primary interest in the plan is the allocation of residential building plots.

I have been fully engaged in both the previous HNP and the 2019 HNP via participation in the steering group, public presentations and discussions with the public at the public consultation events. As such I have a through knowledge of the sites put forward for residential development and the residents of Henfield feeling towards development in the parish.

Whilst public feeling is generally against development, there are certain criteria that are consistently voiced regarding any development in the village, required to fulfil the housing imposed by Horsham District Council.

These are primarily:

- (i) Small developments are preferred over large developments.
- (ii) A variety of housing types and styles are preferred over a monotonous estate type development.

By selecting the Land North of Parsonage Farm site the HNP has endorsed a large (205 homes) estate type development. This one site represents 76% of the housing allocation. This goes against everything that the residents of Henfield have been telling you.

The point of a local plan is for the local community to have a say in the future of their village. However, it seems that the community preference for residential development has been ignored for the typical large scale, estate type development, so preferred by local planning authorities. The very same planning authorities that over the past decades have orchestrated the housing crisis that the country is now in the grip of. Why when we have this golden opportunity to shape the future of our village and create something of value that future generations will cherish, do we revert back to the very policies that people

object to and have failed to supply both the quantity and quality of houses people actual desire?

Is this because the first HNP was dismissed and thrown out, so for this version HDC planners have been far more involved? Hence we have a HDC HNP! This does not represent what the villagers of Henfield have expressed as their preference for housing development within the village. From my perspective this whole process has been a waste time, you could have simply asked HDC's planning department what they wanted and saved a lot of time and money. Thus the 2019 Henfield Neighbourhood Plan has abjectly failed to take into account what the residents of Henfield have expressed as their preference.

I would further like to comment on my own proposed site, The Paddock, Dears Farm, West End Lane. This site possessed many positive attributes:

- (i) Proposal for a self / custom build site was very positively received by the local community.
- (ii) We undertook to sell the plots at vastly below market rates to villagers, thus enabling them to reap the rewards of their own efforts to build a home.
- (iii) Being self / custom build the entire project is deemed to be 100% affordable housing.
- (iv) The project had at its core the desire to build individually designed, quality houses and to provide a legacy for the village of Henfield.

However, despite identifying a need for self build plots, much positive support and the site fulfilling many of the criteria desired by the community you have deemed the site unworthy of inclusion in the HNP. This is another failure of the HNP to actually address and fulfil the requirements expressed by the village residents.

I am truly saddened by this facade.