
From: Planning@horsham.gov.uk
Sent: 25 November 2025 13:02
To: Planning
Subject: Comments for Planning Application DC/25/1700

Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 25/11/2025 1:02 PM.

Application Summary

Address:	The Slips West End Lane Henfield West Sussex BN5 9RG
Proposal:	Change of use of the land for the stationing of 4no. gypsy and traveller static caravans for residential purposes and 5no. associated dayrooms.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	Laurel House Lawyers Lane Henfield
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Other- Trees and Landscaping
Comments:	<p>I strongly object to this application for the following reasons:</p> <ol style="list-style-type: none">1. Conflict with the Henfield Neighbourhood Plan (HNP 2017-2031, adopted June 2021)<ul style="list-style-type: none">- Policy 1 (Spatial Plan): The site lies outside Henfield's Built-Up Area Boundary (BUAB) and has not been allocated for development. Development in this location is contrary to the plan-led approach.- Policy 10 (Green Infrastructure and Biodiversity): The site contains sensitive ecological features, [REDACTED], with no adequate ecological assessment submitted.- Policy 12 (Design Standards for New Development): The proposal would urbanise a rural landscape through caravans, day rooms, hardstanding, and lighting, contrary to the requirement to respect local character.2. Conflict with the Horsham District Planning Framework (HDPF, 2015)

- Policy 25 (Natural Environment and Landscape Character): Protects the rural landscape from inappropriate development. The proposal would cause visual harm and urbanisation.
- Policy 26 (Countryside Protection): Resists residential development in the countryside unless essential to rural activities. This proposal is not linked to rural enterprise.
- Policy 33 (Development Principles): Requires development to respect local character and amenity. The site's narrow rural access roads are unsuitable for increased traffic, creating highway safety risks.
- Policy 40 (Transport): Requires safe and suitable access. The proposed access track is inadequate, with poor visibility and no pedestrian infrastructure.
- Policy 23 (Gypsy and Traveller Accommodation): Non-allocated sites must be near services, have safe access, and avoid unacceptable landscape harm. This site fails to meet these criteria.

3. Conflict with the National Planning Policy Framework (NPPF, 2024)

- Paragraph 8: Sustainable development requires balanced economic, social, and environmental objectives. The site is remote, car-dependent, and environmentally harmful.
- Paragraphs 11 & 13: The presumption in favour of sustainable development does not apply where proposals conflict with up-to-date neighbourhood plans. The HNP is adopted and up-to-date, so its policies take precedence.
- Paragraph 105: Sustainable transport solutions must be maximised. The site is wholly car-dependent, with no safe pedestrian or cycling access.
- Paragraph 111: Development should be refused where highway safety impacts are unacceptable. Narrow rural lanes make increased traffic hazardous.
- Paragraph 130(f): Requires protection of residential amenity. Noise, light pollution, and loss of privacy would harm neighbouring properties.
- Paragraph 180: Requires protection and enhancement of biodiversity. No ecological survey has been submitted despite evidence of protected species.

4. Emerging Horsham Local Plan (2023-2040)

The draft Local Plan identifies allocated traveller sites based on the updated Gypsy and Traveller Accommodation Assessment (GTAA). The application site is not included in these allocations. Approving this application would be premature and undermine the plan-led system, contrary to NPPF Paragraph 49.

5. Local Amenity and Existing Nuisance

The land is currently used as a pop-up campsite which has already caused nuisance and harm to local amenity, including noise, disturbance, traffic, and loss of rural character. Establishing a permanent traveller site here would intensify these problems, worsening the impact on neighbouring residents and the wider community. This directly conflicts with HDPF Policy 33 and NPPF Paragraph 130(f) which require protection of residential amenity.

Rebuttals to Developer's Planning Statement

- Landscape Impact: The applicant claims "limited impact" due to screening by trees. Screening does not remove harm - introducing static caravans, day rooms, hardstanding and lighting is an urbanising intrusion into open countryside. This conflicts with HNP Policy 12 and HDPF Policies 25 & 26.
- Location Near Henfield: The statement argues the site is "near services" because it is 0.1 miles from the settlement boundary. In reality, access is via narrow rural lanes with no pavements, lighting, or safe pedestrian routes. Residents would be wholly car-dependent, contrary to NPPF Paragraphs 8, 105, 111 and HDPF Policy 40.
- Amenity Impact: The applicant states there will be "no unacceptable harm." Yet the current pop-up campsite has already caused nuisance. Making the use permanent would worsen noise, disturbance, traffic, and light pollution. This directly conflicts with HDPF Policy 33 and NPPF Paragraph 130(f).
- Ecological Enhancement: The statement refers to bird boxes and hedge planting as biodiversity net gain. This is tokenistic. No proper ecological survey has been submitted [REDACTED] This fails HNP Policy 10 and NPPF Paragraph 180.
- Meeting Need for Pitches: While there is a district-wide need, the site is not allocated in either the adopted HNP or the emerging Local Plan. Approving speculative sites undermines the plan-led system, contrary to NPPF Paragraph 49 and HNP Policy 1.

Conclusion

The proposal is contrary to the Henfield Neighbourhood Plan, the Horsham District Planning Framework, and the National Planning Policy Framework. It represents unsustainable, inappropriate development in the countryside, outside the BUAB, with harmful impacts on landscape, biodiversity, amenity, and highway safety.
For these reasons, planning permission should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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