

From: Planning@horsham.gov.uk
Sent: 07 July 2025 08:29
To: Planning
Subject: Comments for Planning Application DC/25/0849

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 07/07/2025 8:29 AM.

Application Summary

Address: Delta Shoreham Road Small Dole Henfield West Sussex BN5 9YG
Proposal: Permission in Principle for the demolition of existing buildings and erection of up to 9no. single storey dwellings.
Case Officer: Robert Hermitage

[Click for further information](#)

Customer Details

Address: The Crows Nest New Hall Lane Henfield

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Design
- Other
- Overdevelopment

Comments:

I write in objection to this application. Please forward this to the planning committee and make it available to any subsequent planning inspector if the applicant progresses to appeal.

This agricultural field, which forms the majority of this application, is directly at the end of our residential garden. Our residential runs alongside the southern boundary of this field.

Any incursion into this agricultural field, which is what this application is seeking, will allow the applicant to resurrect the recently refused applications DC/24/1912, DC/24/1913 and DC/24/1933 to put 23 houses on this plot.

This application proposes a combined 9 houses where currently only 1 exists on the site.

The new proposed driveway to these 9 houses shows a clear access into the remaining part of the agricultural field opening it up for the developers long-term plan for 23 houses recently refused planning.

The combined effect of planning by stealth would allow a new housing estate to be built on agricultural land decimating the current countryside.

Conflict of Interest

The applicant's own agent was the councils authorising officer on application DC/21/2465 who turned down 'Erection of a single storey dwelling with a detached garage/car port' on the garden behind Delta. He's now filed for 13 houses on the site, including 7 on this application, in the agricultural field that sits behind the property.

This is a clear conflict of interest and should be considered by the Horsham District Council Planning department and by the Planning Inspectorate should this be taken to appeal.

The applicant has received a very limited development permission (DC/22/2293 2015 Application for Prior Approval under Schedule 2, Part 3, Class Q) to convert the chicken barn under the limitations of Class Q conversion - the very same conversion to residential which was refused by the applicants agent when he was at Horsham District Council.

Wildlife in this agricultural field

This agricultural field is a rich home to wildlife with tawny owls, deer, bats foxes [REDACTED]

None of this is mentioned in the BNG report.

Contrary to HDPF policies

In addition to the above 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.

Kind regards

Telephone:
Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton