

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 07 July 2025 10:24:57 UTC+01:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/25/0781  
**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 10:24 AM.

### Application Summary

Address:	Swains Farm Brighton Road Henfield West Sussex BN5 9RP
Proposal:	Removal of modern agricultural building and replacement with 4 new-build residential dwellings with associated landscape works.
Case Officer:	Hannah Darley

[Click for further information](#)

### Customer Details

Address:	The Henfield Hall Coopers Way Henfield West Sussex
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### Comments Details

Commenter Type:	Parish Council
Stance:	Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments:	planning application is contrary to HD Planning Framework Policy Numbers: - - 1 as it is not a strategic site in the Local Plan - 2 as it is not a nominated site in the Neighbourhood Plan - 3 as it is not within an existing built-up area - 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. - 23 as the site cannot be served by safe and convenient vehicular
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and pedestrian access; or cannot be supplied with essential services, such as water, power, sewage and drainage, and waste disposal; or provide adequate vehicle parking; or would have an unacceptable impact on the landscape

- 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
- 27 as the site will generate urbanising effects within the settlement gap, including artificial lighting, and traffic movements
- 33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings
- 33.3 as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings.

This Committee does not feel that the Water Neutrality Statement is sustainable with the additional landscaping being added to the site. If HDC were minded to allow this planning application this committee requests that the conservation officer's statement is adhered to, as well and the pre and post planning conditions.

This committee notes that this application as DC/24/ 0806 was withdrawn previously

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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