

From: Planning@horsham.gov.uk
Sent: 25 November 2025 14:35
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 2:34 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:	Layspring 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- Overdevelopment- Privacy Light and Noise- Trees and Landscaping

Comments: Formal Objection to Planning Application - The Slips, West End Lane, Henfield

I wish to submit my strong objection to the above planning application for the reasons set out below.
Each point demonstrates clear conflict with policies established by Horsham District Council, the Henfield Neighbourhood Plan, and the National Planning Policy Framework (NPPF).

Points Contrary to Horsham District Council Policy Framework

Point 1. Not a Strategic Site:

The site is not identified as a strategic allocation within the Horsham District Local Plan. Other traveller sites have already been approved through the strategic planning process, and no additional need has been identified that would justify a new site in this location.

Point 2. Not in the Neighbourhood Plan:

The Henfield Neighbourhood Plan-produced through extensive consultation and endorsed by two referendums-includes no provision for a traveller site here. The location was not considered appropriate or necessary during the plan-making process.

Point 3. Outside the Built-Up Area Boundary (BUAB):

The proposed development lies beyond the clearly defined BUAB shown in both the Local Plan and the Neighbourhood Plan. It sits at the end of a rural, narrow lane with sporadic development and is surrounded by agricultural land and open countryside.

Point 4. Not Adjacent to a Settlement Edge:

The site does not adjoin any recognised settlement edge, and no evidence has been provided to demonstrate a local need for a traveller site at this location.

Point 19:

The proposal is not for park homes or caravans meeting any identified local housing requirement.

Point 21:

The land has not been designated as a strategic gypsy and traveller site by Horsham District Council or any other planning authority.

Point 23: Highway Safety and Accessibility Concerns

Inadequate Road Access: West End Lane is a narrow rural road with no footpaths or lighting, bordered by drainage ditches that prevent widening. It is unsuitable for increased vehicle movements, particularly from large caravans or towed units.

No Safe Pedestrian Access: There is no safe or convenient pedestrian route. Walking into Henfield is hazardous, especially in poor weather or low light.

Lack of Public Transport: The nearest bus services operate over a mile away at the High Street. There is no public transport on West End Lane, rendering the site entirely car-dependent.

Congestion Issues: Access from the High Street via Church Street is already severely congested during school runs, church events, and funerals. The narrow pinch points are unsuitable for larger vehicles. The alternative route via Nep Town Road is similarly constrained by sharp bends, parked cars, and congestion.

Lack of Essential Infrastructure

* The site has no mains drainage, water supply, or sewage system. The existing temporary campsite relies on portable toilets. Local homes use septic tanks because of the lack of services, and the application provides no sustainable solution for the proposed development.

* Furthermore, drainage works have recently been excavated on the land without planning permission.

Point 25 and Point 31: Harm to Landscape and Natural Environment

* The land is a long, narrow field containing mature trees protected by Tree Preservation Orders (TPOs). The proposed access track and parking area would cause significant landscape harm.

* The application fails to conserve, protect, or enhance the natural or built environment, contrary to Local Plan policies and NPPF paragraphs 130 and 180.

* The development would urbanise a sensitive rural gap between the built-up area and open

countryside. Increased vehicle movements and artificial lighting would damage the rural character.

* Local biodiversity is at risk. [REDACTED] deer regularly cross Lawyers Lane. The ecological survey was conducted in winter, meaning it does not represent the full range of wildlife activity.

Point 33

The proposal would negatively affect the visual amenity and privacy of neighbouring properties within this small, close-knit community.

The scale and design of the site are fundamentally out of keeping with the character of surrounding homes and the rural setting of West End Lane.

The proposal does not conserve or enhance rural character, breaching Local Plan policies and NPPF guidance.

Point 40:

There is no connection to any sustainable transport system. The only public transport available is a bus service over a mile away, accessed via an unlit, narrow road with no pavements. In practice, all journeys to and from the site would require vehicle use.

Disproportionate Burden on Henfield Parish

* Henfield represents only 3% of the total area of Horsham District yet already accommodates 9 traveller pitches-more than 10% of the district's required provision of 93 pitches.

* The proposed site would further unbalance provision and place an unjustifiable burden on a parish with a relatively small population.

Concerns Over Linked Land Use

* The application refers to the neighbouring site as an "animal training centre", which is misleading. The land-owned by the same family group-has been used for breeding and training dogs and has been the subject of multiple RSPCA complaints.

* The adjoining field appears to serve as an overflow area for the temporary caravan site and should not be considered unrelated to the proposal.

* There is also a caravan currently sited permanently on the adjacent land without planning permission.

9. Non-Compliance with the National Planning Policy Framework (NPPF)**

The application contravenes several key NPPF paragraphs, including:

Paragraphs 8 & 105:

The site is remote, car-dependent, and lacks essential services.

Paragraph 111: Poor accessibility and increased traffic-related risks.

Paragraph 130:Harm in terms of noise, light pollution, and loss of privacy for residents.

Paragraph 180:Insufficient biodiversity assessment and threats to protected wildlife species.

Conclusion

For the reasons detailed above, the proposal conflicts with national and local planning policy, lacks appropriate services and infrastructure, presents significant safety and access issues, and would cause lasting harm to the landscape, environment, and rural character of the area. Henfield has already exceeded its fair share of traveller site provision, and this application represents an unjustified and inappropriate further encroachment.

I respectfully urge Horsham District Council to refuse this planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham
District
Council



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