

From: Planning@horsham.gov.uk
Sent: 25 November 2025 14:56
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 2:55 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:

I would like to object to this planning application. The proposal conflicts with several policies set by Horsham District Council, the Henfield Neighbourhood Plan, and the National Planning Policy Framework (NPPF). My reasons are outlined below.

****Points Contrary to Horsham District Council Policy Framework****

****Point 1. Not a Strategic Site.****

This location is not listed as a strategic site in the Horsham District Local Plan. Other traveller sites have already been allocated, and no further need has been identified that would support development here.

****Point 2. Not in the Neighbourhood Plan:****

The Henfield Neighbourhood Plan, agreed through community consultation and two referendums, made no allowance for a traveller site at this spot.

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

The land sits beyond the defined BUAB shown in both the Local Plan and the Neighbourhood Plan.

****Point 4. Not Adjacent to a Settlement Edge:****

The site is not positioned next to any settlement boundary, and there is no evidence of a local requirement that would justify placing a traveller site here.

****Point 19:****

The proposal does not address any identified need for park homes or caravan accommodation.

****Point 21:****

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

****Point 23: Highway Safety and Accessibility Concerns****

****Inadequate Road Access:**** West End Lane is a narrow country road with no pavements or lighting and drainage ditches that prevent widening. It cannot cope with increased traffic or large towing vehicles.

****No Safe Pedestrian Route:**** Walking into Henfield is unsafe, particularly in bad weather or during darker hours.

****Lack of Public Transport:**** The nearest bus stop is more than a mile away on the High Street, and there is no public transport along West End Lane.

****Congestion Problems:**** Church Street is already heavily congested

****Lack of Essential Infrastructure****

* The site has no mains water, mains drainage, or sewage system. The temporary campsite currently uses portable toilets, and no proper infrastructure is proposed.

* It is also concerning that recent drainage works appear to have been carried out on the land without planning permission.

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

* The field contains mature trees protected by TPOs, and the access road and parking areas would cause avoidable harm to the landscape.

* The proposal does not conserve or enhance the natural environment, which goes against Local Plan policy and NPPF paragraphs 130 and 180.

* The development would introduce an urban feel to a rural gap between the village and open countryside. Increased lighting and traffic would damage the rural character.

* Wildlife would likely be affected. [REDACTED] deer regularly cross nearby, and the ecological survey was carried out in winter when wildlife activity is not fully visible.

****Point 33****

* The proposal would negatively impact the appearance and privacy of nearby homes in this small rural community.

* Its scale and form do not fit with the surrounding area or the countryside setting.

* It does not protect or improve rural character, contrary to the Local Plan and the NPPF.

****Point 40:****

There is no link to any sustainable transport network. The closest bus service is over a mile away, accessed via a narrow unlit road with no pavements.

****Burden on Henfield Parish****

* Henfield covers only 3% of Horsham District but already hosts 9 traveller pitches-more than 10% of the district's required 93 pitches.

* Additional pitches here would unreasonably increase the burden on a small community compared with other areas of the district.

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

The application conflicts with several parts of the NPPF, including:

* ****Paragraphs 8 & 105:**** The site is isolated, car-dependent, and lacks local services.

* ****Paragraph 111:**** Concerns regarding highway safety and access.

* ****Paragraph 130:**** Expected issues with noise, lighting, and loss of privacy for local residents.

* ****Paragraph 180:**** Limited biodiversity assessment and risks to protected wildlife.

****Conclusion****

In summary, this proposal does not comply with national or local planning policies, lacks essential services, poses serious road safety concerns, and would harm both the landscape and the rural character of the area. Henfield has already contributed more than its fair share of traveller accommodation, and this application is neither justified nor appropriate.

I respectfully ask Horsham District Council to refuse this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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