

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 November 2025 15:58:37 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
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 3:58 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:	Lauriston House West End 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- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	I am a resident of West End Lane and am writing to object to planning application DC/25/0519 for the proposed use of land at The Slips, West End Lane, Henfield for the stationing of five static caravans for residential use and associated day rooms.

Following your instructions, my objection is based solely on material planning considerations and is aligned with the Horsham District Local Development Framework (LDF), national policy (NPPF), and established planning case law.

1. Conflict with Local Development Framework (LDF) Policies

The proposal is in contradiction to the strategy and countryside protection principles within Horsham's LDF. In particular:

Policy CP1 (Landscape and Townscape Character) and DC1

(Countryside Protection and Enhancement) seek to restrict

development outside built-up areas unless specifically justified.

This type of development is not justifiable. There are already nine traveller pitches in the area.

The development site is not allocated for housing and is outside the settlement boundary, and thus conflicts with Policy CP5 (Built-Up Area and Previously Developed Land).

The introduction of multiple static caravans and day rooms would harm the open countryside character and cannot be justified as essential countryside development under LDF criteria.

2. Highway Safety and Traffic Impact

The proposed development will increase vehicular movement along West End Lane, a narrow, largely single-track rural road with poor visibility and no pedestrian footpaths. West End Lane already has traffic concerns on a rural and narrow road with increased vehicles travelling at excessive speeds hazardous to road users on foot, bike and horseback. This raises serious concerns under:

Policy DC40 (Transport & Access), which requires any development to be safely accessed by road without adverse impacts.

Government guidance under the NPPF (paragraph 111), which states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or severe residual cumulative impacts on the road network.

There is a high potential for conflict between increased traffic and existing road users, including pedestrians, farm vehicles, and cyclists.

3. Parking Provision and Accessibility

There is insufficient information regarding the number and layout of parking spaces to be provided for the 'five' pitches. Lack of adequate off-street parking risks overspill onto the narrow lane, breaching both DC9 (Development Principles) and DC40, which require appropriate and safe parking arrangements.

4. Noise, Disturbance, and Residential Amenity

Currently the site has the occasional caravan at occasional times of the year. When occupied it creates a significant level of disturbance in a rural area. However, the intensity of permanent residential use-five units with associated day rooms for each unit - will result in continuous habitation and the continuous domestic noise and activity in what is currently a tranquil rural setting. This contravenes:

DC9, which protects the amenity of existing residents from undue

noise and disturbance.

Government guidance and case law, which support refusal of applications where new development results in demonstrable harm to existing residents' living conditions.

5. Design, Appearance, and Materials

The proposed use of static caravans and associated structures will result in a poor-quality visual impact. The appearance and materials proposed are not in keeping with local rural character, contrary to:

Policies DC2 (Landscape Character) and DC9, which require high standards of design and compatibility with surrounding character. Paragraph 130 of the NPPF, which stresses the importance of design that is sympathetic to local character and history.

6. Harm to Landscape Character and Settlement Pattern

The proposed development introduces a concentrated form of residential activity into an otherwise open and undeveloped rural location. It is inconsistent with the established linear and low-density settlement pattern and risks setting an undesirable precedent for future applications.

7. Lack of Evidence of Need or Exceptional Circumstance

No robust evidence has been submitted demonstrating the need for this scale of development in this location. As you are aware Henfield has accommodated nine traveller pitches in the last four years. This is hugely unproportional to the size and nature of Henfield. Henfield accounts for only 3% of the area of Horsham District; just 4% of the population of Horsham District yet already has 10% of the required total for travellers' sites in the Horsham district plan. This development cannot be justified as needed to be allocated within Henfield, which already has double or treble its share already! There is no need for the site.

The proposal does not meet the tests for countryside development under either local or national policy.

This proposal is fundamentally inconsistent with the Horsham District Council Local Development Framework, fails to meet the requirements of the NPPF, and raises serious concerns on highway safety, design quality, landscape character, and residential amenity. It is not needed within Henfield, where there is already excessive provision for travellers' sites.

I strongly object to the development and respectfully urge the Council to refuse planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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