

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 July 2025 10:48:25 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
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 01/07/2025 10:48 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: Meadows Shoreham Road Small Dole Henfield West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Other- Overdevelopment
Comments:	This is yet another in a steady stream of planning applications for this and adjacent sites, notwithstanding previous refusals for clear and cogent reasons. The fact that this is an application for permission in principle, rather than for outline planning permission, is a matter only of form, not substance.

The reasons for the refusal of outline planning consent in previous applications DC/24/1912, DC/24/1913 and DC/24/1933 remain

relevant. The current application states that it endeavours to address the reasons for those refusals, but much of the application's supporting planning statement appears to be a repetition of previous (unsuccessful) applications, particularly with regard to the Horsham District Planning Framework (HDPF) and Henfield Neighbourhood Plan. This application makes no reference specifically to the Henfield Local Development Plan (HLDL). The current HLDL is only about 4 years old and creates a development policy up to 2031. The development of this site is not included within that policy.

Horsham DC published a Local Development Scheme (LDS) as recently as December 2023, setting out its timetable for preparation of documents for a new Local Plan. Whilst the latest Horsham District Local Plan has been the subject of criticism by the Inspector, his findings are interim only and the subject of a robust response from Horsham DC (HDC00-HDC-Initial-response-to-Inspectors-Initial-Findings.pdf). Consequently, it is understood that the plan has currently not been withdrawn.

The application suggests (at paragraph 6.11) that the fact that permission has been granted for change of use from a single existing agricultural building to residential use (not acted upon, incidentally) represents good reason to justify the erection of an estate of 9 new bungalows. That reasoning is clearly flawed, given the nature and scale of the proposed new development.

As with previous applications, the examples relied on of successful applications elsewhere are clearly distinguishable from the site of this application, whether because of location or of a fundamentally different scope of development. It is clear from the appeal decision in DC/22/0495 (a single dwelling) that the planning inspector was heavily influenced by the proximity of that site to Southwater (population c.11,000 - approx. double that of Henfield) and the facilities that village has to offer. Application DC/22/2278 was granted in respect of existing vacant commercial land. Despite what is stated in the supporting planning statement, the site of the current application cannot realistically be described as either a brownfield or windfall site and is not comparable to the examples referred to.

The alleged "economic benefits arising from construction and spend in the local economy" (paragraph 6.18 of the planning statement) is not explained and, even if there were any, would be countered by the increased demand on schools, medical facilities and resources.

In summary, the application for this proposed development is objected to because:

- It is not in keeping with the nature and character of the current rural and agricultural setting and would cause visual harm to the

surrounding area. The fact that this new application involves bungalows and not houses, and "well contained with extensive foliage", is a transparent attempt to overcome this obvious issue and undoubtedly the development of a new housing estate in this location would be visually unacceptable.

- It is not compliant with HDPF nor HDLP, extending, as it does, beyond the defined development boundaries as set out in those policies.
- It does not meet local housing needs; there is no proposal for affordable housing.
- There is no demonstrable housing need or imperative in this location that outweighs the harm to the existing rural and agricultural setting. This is particularly so given the pending and permitted housing aspirations in Henfield and Partridge Green to the north (approx. 340 houses) and Steyning to the south (approx. 265 houses).
- The applicant might do better to consider the described fallback position (referred to in paragraph 6.12 of the planning statement)

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 E aton