

From: Planning@horsham.gov.uk
Sent: 05 November 2025 13:49
To: Planning
Subject: Comments for Planning Application DC/25/1506

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 05/11/2025 1:48 PM.

Application Summary

Address:	Oxcroft Farm Henfield Road Small Dole Henfield West Sussex BN5 9XE
Proposal:	Permission in Principle for a residential development with the erection of up to 9no. dwellings.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	Summer Cottage Church St Henfield
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Overdevelopment
Comments:	Summer Cottage Church Street Henfield BN5 9NR [REDACTED]

5/11/2025

Planning Department
Horsham District Council
Parkside

Chart Way
Horsham
West Sussex
RH12 1RL

Re: Objection to Planning Application DC/25/1506 - Permission in Principle for up to 9 dwellings at Oxcroft Farm, Henfield Road, Small Dole, West Sussex BN5 9XE

Dear Sir/Madam / Dear Planning Officer,

I am writing in response to planning application reference DC/25/1506 (Permission in Principle for residential development of up to nine dwellings) at Oxcroft Farm, Henfield Road, Small Dole. I wish to formally register my objection to the application on the following material planning grounds.

1. Highway & Access Safety Concerns

The application proposes new development of up to 9 houses, yet the access arrangements appear inadequate and unsafe:

- The site is accessed via Henfield Road, which in this location is narrow, has limited visibility (including bends or changing gradients) and, as I understand, is already under pressure from existing traffic flows.
- Additional vehicular traffic from up to nine new dwellings will increase the risk of collisions, queueing, and conflict at the access point, particularly given potential vehicle turning, pedestrian movement, servicing and emergency access.
- There appears to be no safe pedestrian crossing or separate footpath approach to/from the site access to integrate with the nearby highways network - pedestrian safety is a material concern.
- The application (as currently available) does not demonstrably show that the required visibility splays, safe turning/exit geometry or other highway safety mitigation measures have been satisfactorily addressed.

Under the national guidance (e.g., National Planning Policy Framework paragraphs 111-112 which state that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety) and the council's own transport policies, these access risks are material and ought to be given full weight.

In short, the proposed access and traffic implications constitute a significant objection.

2. Lack of Demonstrated Need and Unsustainable Location

- Although the site is described as a brownfield site, the application proposes up to nine new homes in an area which, I understand, is not identified for growth in the current Horsham District Local Plan or the local settlement hierarchy.
- There is no clear evidence submitted with the application demonstrating that these dwellings meet a defined local housing need (for example, affordable housing, local occupancy, etc) or that the site is sustainably located in terms of services, public transport and community infrastructure.
- The scale of development (nine additional units) in what appears to be a relatively small settlement context may represent over-development in relation to local character, infrastructure capacity (roads, drainage, schooling, health) and community impact.
- The absence of need and the unsuitability of the location contradict the principle of sustainable development embedded in national planning policy.

3. Character, Landscape, and Environmental Impacts

- The site currently contributes to local character, as informal open space or as part of the local rural edge. The proposal may erode that character, particularly given the number of units

proposed.

- The application documentation (Permission in Principle stage) appears to lack sufficient detail on landscape impact, biodiversity net-gain, drainage/flooding, and how the proposed development would sit within the existing settlement and countryside context.
- If the site is more rural in character (and not part of a designated growth area), then development of this scale may be considered encroachment into the countryside.
- These matters are material to the decision and raise concerns about appropriateness and design.

4. Policy Conflict

The proposal appears to conflict with both national and local planning policy, namely:

- Nationally, the NPPF emphasises that decisions should ensure safe and suitable access to sites and avoid development where the need for additional travel would be unacceptable.
- Locally, the Horsham District Local Plan and associated settlement strategy, design and highways policies (and the Council's guidance on "material considerations" - i.e., highway safety, impact on character, appropriate scale of proposals) appear to be at odds with the development as presented.
- As this is a Permission in Principle (PiP) application, the lack of detailed submission on access, highways, landscape and local infrastructure means the decision lacks the necessary clarity to confirm compliance with policy.

5. Conclusion and Recommendation

For the reasons set out above - namely the unacceptable access/highway safety risk, insufficient justification of need, unsustainable location and conflict with planning policy - I urge the Council to refuse application DC/25/1506.

If, however, the Council is minded to approve or proceed with this development, I request that it insists on the following conditions and safeguards:

- A full highways safety audit and junction/visibility/footway/servicing review, with binding recommendations.
- A detailed assessment of the local housing need, including local occupancy, affordable housing provision and justification for scale.
- A full Landscape & Visual Impact Assessment and Biodiversity Net Gain statement.
- Restrictions on occupation until local infrastructure (roads, drainage, education, health) is adequately addressed.
- A design and access statement demonstrating how the development respects local character and settlement pattern.

Thank you for the opportunity to comment. I would appreciate acknowledgment that my representation has been received and will be taken into account in the decision-making process.

Yours faithfully,

[REDACTED]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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