

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 November 2025 20:28:53 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 28/11/2025 8:28 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:	Flocktons Stonepit 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">- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise
Comments:	Policy Context
	The proposal conflicts with both the Henfield Neighbourhood Plan (HNP) and the Horsham District Planning Framework (HDPF):

HNP Spatial Strategy Policy 1: Land outside the BUAB is treated as countryside, where development is more strictly controlled in line with the HDPF.

Development outside the Built-Up Area Boundary (BUAB) must conserve the intrinsic character and beauty of the countryside, including its landscape, natural features, and tranquillity. Additional traveller site development in this location would significantly erode that character.

HDPF Policy 25 - Countryside Protection: Requires conservation, protection, and enhancement of the landscape. Traveller sites must not cause unacceptable changes to the appearance of the countryside.

HDPF Policy 26 - Countryside Protection: Outside built-up area boundaries, rural character and the undeveloped nature of the countryside will be protected against inappropriate development. Proposals must be essential to their countryside location and meet additional criteria, which this application does not.

National Planning Policy for Traveller Sites (Dec 2024)

Policy C: In rural or semi-rural settings, the scale of sites must not dominate the nearest settled community.

Policy H (paras 25-26): Local authorities must consider existing levels of provision and "very strictly limit" new traveller sites in open countryside away from settlements. Sites should respect the scale of the nearest settled community and avoid undue pressure on local infrastructure. As HDC has already given the go ahead for 3 travellers sites in nearby Stonepit Lane . The access via West End lane, a single track lane is already overused and unsuitable for further traffic.

Cumulative Impact in Henfield

Henfield has already made significant provision:

13 new gypsy and traveller pitches, including 3 close to this proposed site (DC/21/1796).

A further application (DC/24/0506) for 4 more pitches is pending in nearby Stonepit Lane. .

These 13 pitches already represent 14% of the total 93 required across the entire Horsham District, despite Henfield comprising only 3.7% of the district's population. This demonstrates a disproportionate concentration of sites in Henfield, contrary to the principle of fair and balanced distribution.

The local area has already had agreed planning for 3 caravans and additional sitings would put an unfair balance in the community.

Landscape, Ecology, and Amenity

The site is highly visible, offering some of the best views from Henfield to the North Downs and all the countryside and river to the north of Henfield. Five public footpaths overlook the site, making it a valued visual amenity. The nearby footpaths have been a haven for walkers, runners, cyclists, birdwatchers, and anglers. Tourists enjoy the countryside amenities that Henfield offers and the West of Henfield is the main attraction.

The proposed site has always been farmed. There are regular sightings of interesting birds including flocks of storks who have landed. . As a nearby neighbour I have witnessed bats and owls . The ecology could be damaged for ever with a change of use. Development would cause irreversible ecological harm.

This part of Henfield is particularly valued for its tranquillity and open countryside character, which would be lost if the proposal proceeds.

Access and Infrastructure

Westend lane is the sole access for emergency services and deliveries. The increase in home deliveries has resulted in more speeding traffic increased use of cars means a very congested lane at peak times with flooding in parts. .

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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