

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 February 2026 09:16:58 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0006
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 24/02/2026 9:16 AM.

Application Summary

Address:	Land South Of The Bowling Green The Daisycroft Henfield West Sussex BN5 9RN
Proposal:	Erection of 9no. detached dwellings with associated parking, landscaping, hardstanding, access and associated works.
Case Officer:	Tamara Dale

[Click for further information](#)

Customer Details

Address: The Henfield Hall Coopers Way Henfield West Sussex

Comments Details

Commenter Type:	Parish Council
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	
Comments:	Objection - all agreed. This committee deems that this development does not accord with the policies as detailed in Henfield Neighbourhood Plan (NHP) : Policy 2.4 a The design for the proposal demonstrates an understanding of the elements which contribute to the character of the landscape and these inform the design and layout of the site. Any proposal should be of an appropriate scale and massing in keeping with the

character of the surroundings.

b. The proposal preserves or enhances the historic significance of the setting of the Henfield Conservation Area, in particular the proposal must preserve the nearby listed building and its setting. This will include a green buffer zone in the south west part of the site.

c. The proposal comprises single storey dwellings suitable for older and downsizing households to meet local need.

d. The proposal takes account of the amenities of adjoining residential properties.

e. The proposal takes account of visibility and key views, in particular provides mitigation against its visibility from the south

f. The proposal maintains and enhances the site's rural character, retaining existing field boundaries where appropriate and enhancing with native species.

g. A full ecological and biodiversity assessment should be submitted as part of the application. Any reasonable mitigation proposed by the assessments must be implemented in full.

h. Vehicular access into the site is provided from Furners Mead and in a way which does not have an unacceptable impact on the amenities of the occupiers of adjacent residential properties.

This committee deems that this application is contrary to the following policies in HD planning Framework:-

- 1 as it does not accord with the policies of the NHP

- 10 as it does not demonstrate that car parking requirements can be accommodated within the immediate surroundings of the buildings

- 16 as it does not provide 35% of dwellings to be affordable, which is required of sites providing 15 or more dwellings, or on sites over 0.5 hectares

- 23 as the site cannot be served by safe and convenient vehicular access

- 32 as it does not complement locally distinctive characters and heritage of the district and does not contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings

- 33.3 as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings. The proposal consists in reality of 3 x 3 bed properties and 6 x substantial 4 bed properties. Of the 9 properties only 2 are single storey

- 35.5 as it does not include measures which reduce the amount of biodegradable waste sent to landfill. This proposal by design is inaccessible for refuse lorries. Therefore, residents will be moving up to 4 recycling bins over up to 100 metres on a weekly basis.

The consequence will be less willingness to recycle

Based on typical municipal guidelines and health and safety standards, residents should not have to push or pull their recycling bin for more than 15 to 25 metres (approximately 50 to 80 feet) to their storage point to the edge of the public highway or designated collection point. The ideal location is that bins should be placed at

the edge of the property, right where it meets the public pavement or road.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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