

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 January 2026 13:44:24 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0041
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 28/01/2026 1:44 PM.

Application Summary

Address:	Spring Acres West End Lane Henfield West Sussex
Proposal:	Permission in Principle for the erection of up to 9no. self-build dwellings.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	Layspring Lawyers Lane Henfield
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I wish to register my strong objection to the above planning application, for the following reasons. Each of these points demonstrates clear conflict with policies set out by Horsham District Council, the Henfield Neighbourhood Plan, and the National Planning Policy Framework (NPPF).

Points Contrary to Horsham District Council Policy Framework

Point 1. Not a Strategic Site: The site is not identified as a strategic site within the Horsham District Local Plan. It also does not adjoin an existing settlement. This is a speculative application.

Point 2: Not in the Neighbourhood Plan: The Henfield Neighbourhood Plan, developed and agreed through consultation and two public referendums, makes no provision for a development of any kind at this location. It was not considered necessary or appropriate during the plan-making process.

Point 3: Outside the Built-Up Area Boundary (BUAB): The proposed site lies beyond the defined BUAB, clearly demarcated in both the Local Plan and the Neighbourhood Plan. It is situated at the end of a rural, narrow lane with sporadic development, surrounded by agricultural fields and open countryside.

Point 4: Not Adjacent to a Settlement Edge: The site does not adjoin any established settlement edge. A development of this kind would be out of keeping

Point 23: Highway Safety and Accessibility Concerns

- * Inadequate Road Access: West End Lane is a narrow rural lane, lacking footpaths or lighting, with drainage ditches on both sides that prevent widening. It is unsuitable for increased vehicle traffic. The lane is only accessible from one direction as it is a dead end lane. Access to the High Street is at a very narrow point which cannot be widened. Further development adds to the traffic buildup.

- * No Safe Pedestrian Access: There is no safe or convenient access for pedestrians. The route into Henfield village is unsafe for walking, especially in poor light or bad weather.

- * Lack of Public Transport: The site is over a mile from the High Street, where the nearest bus services operate. There is no public transport on West End Lane, making the site entirely car dependent.

- * Congestion Issues: Access from the High Street via Church Street is already heavily congested, especially during school runs, church services, and funerals. There is a narrow entry point, compounding traffic issues.

Lack of Essential Infrastructure

- * West End Lane has no mains drainage, water, or sewage.. Local residents use septic tanks due to lack of services, and the proposed development offers no sustainable infrastructure solutions. The area also suffers frequent power cuts which suggests the power network is overloaded.

Point 25 and 31 Harm to Landscape and Natural Environment

The application fails to protect, conserve or enhance the natural or built environment, contrary to Local Plan Policy and NPPF paragraphs 130 and 180.

- * The development would urbanise a sensitive rural gap between the built-up area and open countryside. Artificial lighting and increased vehicle movements will have a detrimental impact on the rural character.

- * A development of this size is out of keeping with the surrounding houses and rural nature of West End Lane.

This would irreparably destroy farmland and the rural nature of this lane.

Point 33

- * The proposal will have a negative visual and amenity impact on neighbouring properties in this small, close-knit community.

- * The design and scale of the site are wholly out of character with the surrounding homes and the rural nature of West End Lane.

- * It fails to conserve or enhance the rural character and natural environment, in breach of Local Plan policies and NPPF guidance.

Point 40: there is no link to an existing transport system. There is no local transport other than the bus service a mile away. To access this transport, pedestrian access is along a narrow, unlit road with no pavements. Access would most likely need to be using vehicles with no sustainable transport to the site.

9. Non-Compliance with National Planning Policy Framework (NPPF)

This application contravenes multiple paragraphs of the NPPF:

- * Paragraphs 8 & 105: Site is remote, car-dependent, and lacks services.

- * Paragraph 111: Poor accessibility and increased risk from traffic.

- * Paragraph 130: Adverse effects in terms of light pollution, noise, and loss of privacy for rural residents.

- * Paragraph 180: Inadequate biodiversity assessment, and threats to protected wildlife.

I respectfully urge Horsham District Council to refuse this planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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