

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 February 2026 00:08:20 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 17/02/2026 12:08 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:	1 The Daisycroft Henfield
----------	---------------------------

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking
Comments:	A. Traffic Issues We would contend that are major issues in relation to traffic management to this new development. Daisycroft is an unadopted road owned and maintained by the 21 homes on the existing estate; the road was built intended for light traffic only. 1. Whilst existing deeds do include a 1982 charge which permits access to the field/meadow on which it is planned to build new

homes, the charge makes no provision for costs related to maintenance, in the first place for damage which may be caused by heavy construction vehicles, and subsequent traffic once developed. The developers at this point have not communicated with the residents, or the Bowls Club, on how the development could be to all our mutual interests.

2. We would contend that the planned access to the estate is in fact dangerous. These are the facts:

a. The width of the Daisycroft road at the point of access is 2.6m, ie single carriage way.

b. The planned access into the estate is 4.8m.

c. Currently, driveways to/from existing homes (Little Orchard, & #16 The Daisycroft) exit either directly or closely into the planned access.

d. The hedge /fence between the above homes is owned by #16.

e. A public east/west footpath currently exists which traverses the proposed new access.

f. The plans do not include any research into triangulation/sightlines at this junction.

g. see plan of access re "Little Orchard"repoints a-f

3. In a more constructive tone, we would encourage the developers consider other options to the existing plans, for example, in conjunction with the existing interested parties, meet to find a mutual satisfactory solution , e.g. moving the access to avoid the constraints posed by the narrowness of the entrance, and/or even consider other traffic management options, traffic calming etc. at the same time agree how maintenance costs could be more mutually shared/contributed to.

B. Design Statement

I. It is disappointing to see that the plans include 6 chalet bungalows and 3 large houses, contrary to the Henfield Neighbourhood plan for 10 bungalows.

II. A key factor is that the land in question is on a higher plane to the houses on Henfield Common North (HCN). This has two implications, (a) as has frequently happened, the houses on HCN have been flooded, by the off-flow from the field - unclear as to plans to avoid this completely? (b) the "vista", from the south, there will be an element of the new homes, especially the larger houses, overbearing the significantly older houses (bungalows might have avoided this).

III. Two houses are planned to be within a cricket wicket from the back of the houses on HCN, with the higher ground levels, might it impact the light/visibility for the older houses?

IV. We note that several proposed houses incorporate flat roofs, understand this maybe to reduce impact on the "vista" as referred to above, but is this really a realistic long term good idea?

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton