

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 29 January 2026 22:01:57 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 29/01/2026 10:01 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:	Burnleigh House West End Lane Henfield
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I strongly object to the application which runs counter to the relevant policies contained within the Horsham District Planning Framework and the Henfield Neighbourhood Plan, as explained in the letter of representation dated 26 January 2026 submitted on behalf of local residents by Colin Smith Planning. My reasons are

summarised below.

1. This is a rural location which policy seeks to direct development away from. It is not a strategic site or allocated in the Local or Neighbourhood Plans, neither is it adjacent to a settlement edge or within defensible boundaries. The application would also remove the single access from the northern part of the field that is not proposed for development.

2. The development site is part of an open field laid to pasture. The assertion by the applicant that the land is partially developed is erroneous: the small foundation slab associated with a permitted stable that has never been built is a very small part of the whole field which is sensibly open and undeveloped, with only a small part of the slab actually located within the part of the field proposed for development.

3. The open field contributes significantly to the distinctive, but sensitive, rural landscape of pasture fields and hedgerows which are enjoyed by the many walkers, equestrians, cyclists, runners and walkers who pass down West End Lane and the surrounding rights of way. The construction of the houses and their associated boundary fencing, parking areas, lighting and activity, would significantly diminish the landscape and suburbanise the rural character of the locality. It would also set a precedent for other small fields along the lane to be in-filled with houses creating a ribbon development and destroying the rural nature of the area.

4. The location and transport arrangements are unsustainable. The site is over 2km from shopping and the main bus route in the High Street. The distance and lack of footways along West End Lane will inevitably mean that residents will undertake most journeys by car. These journeys and those of delivery vehicles etc. will add to the already high risk that exists to cyclists, horse riders and pedestrians who must share the narrow carriageway with motor vehicles, as well increasing existing congestion at main junctions.

5. My garden is 15m from the western boundary of the proposed development site. During winter, groundwater levels on the lower part of the site and mine and other neighbouring properties rise to near or above ground level and there is significant water run-off from the whole site during heavy rain, which contributes to flooding in West End Lane. The HDC Strategic Flood Risk Assessment also shows the development site at risk of flooding. It is likely that the development will exacerbate flooding, yet no evidence has been provided of the assessed risk or the technical solutions proposed to manage precipitation and groundwater drainage, as well as sewage.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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