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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/Z3825/W/25/3375037

DETAILS OF THE CASE

Appeal Reference	APP/Z3825/W/25/3375037
Appeal By	MR SAM AND CHARLIE TINGEY
Site Address	Spring Acres West End Lane Henfield West Sussex BN5 9RE

SENDER DETAILS

Name	[redacted]
Address	2 Lancasters Cottages West End Lane HENFIELD BN5 9RB

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☑ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☑ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

Planning Inspectorate Reference APP/Z3825/W/25/3375037
Horsham District council Reference DC/24/0062
I urge you to dismiss this appeal on the following grounds
History
So far all applications for this property have been refused, apart from stables which were never constructed, after equestrian permission was granted. Horses were only kept on one occasion for approximately six months. Prior to that, the field was used for growing maize which won competitions for the quality. Prior to that, it was used for growing potatoes.
Planning permission has been refused for all applications, some on appeal
The erection of two holiday cottages was refused on appeal in 2017 DC/17/1409
The erection of an agricultural barn was refused in 2017 DC/17/2722
Change of use to a natural burial site was refused in 2025 DC/26/0041
We feel that the reasons for the previous refusals all apply to this application.
Development and removal of industry
There have been no new builds west of the old railway line to my knowledge since the 1970's with the exception of the three houses in Lawyers lane, which were built by the applicant, four houses that were agreed to for the removal of Milcot industrial estate, three houses for the removal of the industrial estate from Adams yard and one to replace a boiler house at Willow barn. As you can see, the council have achieved the removal of industry from West End lane to more suitable sites, so it would seem absurd to allow more industry with the approval of this application. This area of West end lane would fall into the definition of a Hamlet. The properties are mostly farm worker cottages or larger properties that were connected with farming. The remaining few were connected with nurseries. I am not including the Barrett homes estate.
Other applications for houses in West end lane that have been refused are
DC/13/2169 Three houses
Conversion of agricultural barn to a house Adams yard
DC/14/2070 Wheelers well
DC/14?2070 Adur one house
DC/17/0338 The Paddocks three houses
Inspectors refusing the appeals have concluded that
West end lane is a narrow country lane. There are views of open land used for grazing and agriculture and it has a rural feel. It would detract from the pleasant and rural
character of the immediate area.
Such a consolidation of residential development separate and detached from the settlement of Henfield, would be detrimental to the undeveloped rural character of the immediate area
As a result of the distance from the centre of Henfield (1.9km) the narrowness of West End Lane. the lack of pavements and street lights, the occupiers of the development would be heavily reliant on car. This would not minimise pollution or increase the use of sustainable transport mode.
They would significantly harm the rural character and appearance of the area.
Heavily reliant on car is an understatement. Crematoriums operate a service every 30 mins and there appears to be an average of 50 cars present. This application only allows parking for 25 cars. There is nowhere in West end lane available for overflow. If they were to park in the road, it would completely block it, as the photograph shows.
Noise and distress
Most of the properties surrounding Spring acres are lived in by retired people. This site would be a serious loss of amenity for them. The noise and activity, would prevent them from enjoying their home or gardens in an established manner.
At present, this is an agricultural area with very little disruption. There could be up to 50 or more vehicles coming and going every thirty minutes, car doors slamming and engine noise. There could also be a hundred or more mourners congregating plus singing. The noise and disturbance to the residents of this quite and peaceful area would be intolerable. Has a noise impact assessment been carried out?
Environmental
This field is last remaining open field in west end lane on the North side and is a gateway for local wild life. The adjoining property Lidd, is effectively a small nature reserve for Deer, Fox, Red Kite, Buzzards, Barn owls, Nightingales, and many other types of wild life which use Spring acres as a gateway to

access other areas such as the river. The field is also used by Frogs, Toads, Newts, Lizards and Slow worms which we monitor, unfortunately, by the amount of road kill.
We have been advised by the owners of the adjoining property Lydd, that they are considering constructing a drainage ditch along the boundary adjacent to Spring acres. This would mean that Spring acres would be bordered on three sides by water courses. Depending on the clarification of these by the Environment agency, it is possible that no burials would be permitted within 10m -30m of each water course. This would reduce the amount of land which could be used burials significantly and it would be hard to see how this application could be viable.
You should not carry out any human burials within:
a groundwater source protection zone 1
(SPZ1)(https://www.gov.uk/guidance/groundwater-source-protection-zones-spzs
)
10 metres of the nearest field drain
30 metres from the nearest spring or watercourse
Field drains can mean:
a ditch or open land drain that receives surface water run-off from surrounding land
buried pipes or gravel-filled channels which are used to drain surface water from fields by gravity
Measure 2
You should not carry out any human burials on land which is liable to flooding.
Measure 3
You should make the base of each grave at least 1 metre above the highest anticipated annual groundwater level.
Measure 4
There appears to be one or two springs at the bottom of the field, hence the name Spring acres. It would be impossible to meet the rule of measure 3 because of the high water table.
The Environment agency and the Adur recovery river project have plans to allow the river Adur to return permanently to it's original course, which during the winter months when flooded, it already does. This would put the river approximately 200 metres from the proposed site. There is a serious risk that the run off from this site would contaminate the river which is contains an abundance of wild life including varieties of Fish, Seals and Amphibians.
Location
The hill above Spring acres offers possibly the best panoramic view in Henfield. To the north you can view St Hughes Charterhouse Monastery, Cowfold. To the West Chanctonbury Ring and to the South, unobstructed views of the downs. The proposed structure and car park would detract from this clear, extensive view.
Traffic
As residents, we are very familiar with access to this lane. There are numerous bottle necks, starting at The High street into Church Street and then continuing along to the Mini roundabout. This access to the primary school and the leisure centre creates major hold ups in the morning and afternoon. The school buses also stop here in mornings and afternoons with many children. At the T junction by the Railway Tavern and Lower station road it is impossible to see traffic coming from the left and difficult from the right. if you are pulling out. Many cars are parked there for the Downs link and the pub. There are also approximately 300 vehicles from the Barratts Estate plus service vehicles. Permission has just been granted opposite that estate for over 70 house. This will mean at least 140 vehicles plus service vehicles. Should vehicles choose to access through Nep Town road there will be the same problem of narrow roads and parked cars There are no passing places along |West End Lane so with services every 30 minutes, there could be a situation of 50 cars plus a cortege trying to enter and 50 plus a cortege trying to exit. As this is the main access point to the river and country walks, there many pedestrians, children, cyclists and walking groups throughout
the day. West Sussex County Councils attitude is that there has never a major accident there so they have no objections.
There is no public transport to the site, the nearest bus stop being over mile away. The nearest station is 5 miles away. Bearing in mind that it is mostly elderly people that go to funerals, one wonders how they would get there, if not by car.
An industrial site like this needs to be located away from residential property, on a main road, with easy traffic access, a bus service and a nearby train station.
Please see attached photographs
Again, I urge you to reject this appeal

[redacted]
2 Lancasters cottages
West End Lane
Henfield
BN5 9RB

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section:	REPRESENTATION
Document Description:	Your comments on the appeal.
File name:	Planning inspector pdf.pdf
File name:	Chanctonbury West.jpg
File name:	Monastery North.jpg
File name:	Soutth downs.jpg
File name:	Agricultral.jpg
File name:	Parking.jpg
File name:	Run off.jpg
File name:	Spring.jpg
File name:	Traffic.jpg
File name:	Wild life 2.jpg
File name:	Wild life.jpg
File name:	Run off 2.jpg

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