

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 February 2026 16:39:24 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 16/02/2026 4:39 PM.

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: Heather Cottage, 6 Henfield Common North Henfield West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Other - Privacy Light and Noise - Trees and Landscaping
Comments:	KEY OBJECTION CRITERIA I am very aware that proposed development site forms a part of the Henfield Neighbourhood Plan issued in 2021. However, the proposal totally contradicts point 5.34 of the Henfield Neighbourhood Plan, specifically regarding the type/scale of the

new houses that are being proposed.

5.34 The site is within easy walking distance of the High Street and due to this it is suitable for 10 single storey dwellings that will fit into the existing street scene and allow current residents to downsize and make their larger family houses available. The topography of the site and its proximity to the Victorian cottages along Henfield Common North make it suitable only for single storey dwellings.

The houses proposed on Plots 1 & 2 are single storey, although their design, in terms of roof height/line, is identical to the houses on plots 3,4,5 & 9, all of which are 2 storeys with bedrooms on the first floor. The houses on Plots 6-8 are large 2-storey family houses, which hardly represents downsizing potential for current residents, as stated in the Plan. The proposed new houses on plots 6-8 might be most similar to those in The Daisycroft but certainly not to the houses in the rest of the neighbouring area in Furners Mead, which are single storey bungalows, mainly occupied by older residents. The height of the new houses will mean that they can be viewed from various places along Henfield Common North, a protected view, which is unacceptable.

POSITIONING OF PROPOSED NEW HOUSES/OPEN SPACE

All of the proposed new houses have direct adjacency to the proposed new road. 8 houses are not immediately adjacent to any of the houses in the Henfield Conservation Area along Henfield Common North. However, the dwelling on Plot 9 is immediately adjacent to the rear gardens of several houses on Henfield Common North, while there is a large area of open space to the rear of this property, apparently acting as an area for drainage water storage rather than being used as a building plot, which could be easily accessed from the new road. The current proposed position of Plot 9 will directly and unnecessarily affect the privacy of the 3 existing houses at 6-8 on Henfield Common North.

From the rear boundary fence of my house at No.6 Henfield Common North (Incidentally, this is shown as Glen Haven in the planning documentation but has been called Heather Cottage for over 35 years), to the kitchen/dining room on the ground floor of my house, the drop in height is 1.2m over a distance of approximately 7 metres (this is based on detailed information obtained from a recently commissioned independent topographic survey). The proposed new fence along the southern boundary will be 1.8m in height. This means that the top of the fence will be 3m higher than the level of the ground floor of our house, which will totally dominate our kitchen/dining room and garden and will affect the light in our house. This is totally unacceptable. The proposed new fence along the southern boundary of the proposed new development should be moved several metres to the north, with a drainage ditch between it and the existing fence line.

DRAINAGE

Without a sufficient drainage barrier, such as an open, gravel-filled ditch, as mentioned in the previous paragraph, along the entire south side of the proposed development, there is a high risk of increased water runoff and flooding in all the adjacent rear gardens & houses along Henfield Common North. The proposed cellular soakaway in the south-west corner of the site is deemed to be sufficiently sized for a 1 in 100 year + 45% storm event. However, the increasing effects of climate change are clear for all to see and this only too is evident in the very common flooding in and around the Henfield area, not 1 in 100-year storms.

The proposed site slopes from the north east to the south west corner and drops by approximately 4 metres in height over the maximum drop distance. As previously stated above, from behind my house, No.6 Henfield Common North, the drop from the fence line on the north of the site to our boundary fence is approximately 1 metre, over a distance of approximately 50 metres. However, from my boundary fence to the ground floor of our house, a distance of approximately 7 metres, the drop in height is 1.2m. Any water run-off would more than likely have severe negative implications for my property.

Whenever there is any amount of rainfall the gravel track between Broadgate and 1 Henfield Common North gets flooded very quickly due to the hard landscaping 'upstream' in Furners Mead and The Daisycroft. Since those developments were built there has been regular flooding to the south, particularly the Stipenhoke properties, due to the road and hard landscaping that was introduced. If another paved road and hardstanding parking areas are now added on the new site, any water will drain directly south into the rear of 5-8 Henfield Common North, Apple Tree Cottage, Finches and Friars Cottage. All of these properties sit at a lower height than the proposed new houses, as described above, and some have only a minimal amount of space to the rear. While there is a foul water pump shown on the drainage plan, recent failures of the pump on the opposite side of Henfield Common have led to catastrophic flooding of houses on Henfield Common North. A failure of a pump at the end of the proposed road in the new development would certainly lead to a similar occurrence with the same consequences.

TREES & ECOLOGY

The 2 majestic mature Oak trees to the east boundary of the proposed site are a local landmark. On 1 of the attached plans it states 'Assumed as TPO tree'. They are certainly protected by Tree Preservation Orders. The plans show a large circle around each tree, which is probably intended to show the Root Protection Area (RPA), which cannot be built over without very strict conditions, or damaged during construction. However, if there is damage caused to the RPA there is a high risk that these

protected trees will be seriously affected and potentially killed.

Kind regards

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