

[REDACTED]
Little Orchards
The Daisycroft
Henfield
BN5 9LH

Horsham District Council

24th February 2026

Re:- Planning application DC/26/0006 Land South of The Bowls Club.

Dear Sirs

As the resident closest to the proposed new site, who will be impacted the most, I write to object to the current application in its present form.

This opportune application clearly seeks to take advantage of the absence of a current plan in the Horsham District and seeks to maximise the development potential without adequate consultation with the Parish Council or the residents of the Furners Mead locality as to what may be appropriate for this site and the Furners Mead area as a whole.

I am objecting on the following issues:-

- 1) The application is contrary to the allocation in the current Henfield Neighbourhood Plan. The site was only ever included within the current plan for the future of development of this site for “10 bungalows for elderly people”. This was to ensure that any development would be in-keeping with the current surrounding properties and neighbourhood. The proposed development in this application has totally disregarded this criteria which was clearly set out by the Parish Council on behalf of the local residents and of the wider Henfield area. Para 5.34 of the neighbourhood plan clearly states that any future development should be of a single storey that will fit with the existing street scene and allow current residents to downsize which in turn would make larger family houses available in the area.
- 2) The size and scale of the proposed properties are not in-keeping with the surrounding area or street scene. The height of the proposed Plot 1 which will be 7.1 feet (confirmed by Bruckland Developments letter dated 20th February 2026) from my eastern boundary fence is approximately 6.35mts. My boundary fence is a standard 2.1mts high. This will obscure any daylight from the morning sun into my dining room, lounge and conservatory. The proposed site plans details 4 no large trees on my property along this fence line. This is not the case. There are

only 2 airy silver birches which are now approximately 15 ft high to the crown allowing full sunlight to my property. The siting and the size and scale of the proposed plot will seriously affect my quality of life as a result of no morning sunlight and my enjoyment of the current vista which will be obliterated. The proposed site plan further details additional planting along the site boundary. When this has matured it could add to the loss of light to my property. The proposed height of this property is far in excess of a standard pitched roof to a bungalow. The average height of a bungalow in the UK is generally 4 -5mts from the ground to the ridge, with a floor to ceiling height of 2.4mts. Therefore, it can only be assumed that the excessive height of the proposed, so called bungalow, is to allow for further future development in the roof space. There is no valid reason that the pitch of this roof cannot be reduced to circa 22.5 degrees which would reduce the mass and the overall bulk of this property. The designers have acknowledged the light issues with the inclusion of 2 rooflights over the kitchen area in this property. It is further noted that the height of the barn end to the hipped roof to the side elevation is much higher than the ridge height of the main roof. This is totally unnecessary increasing the loss of light to my property when this hip could be sub-servient to the main roof as per the front elevation.

- 3) The siting of the proposed bin collection area is adjacent to my boundary fence at the road. If there is adequate access for a fire engine to the site, it follows that there is adequate access for a bin lorry. The planning requirement is that there must be access and a sufficient turning circle for emergency vehicles. It is assumed that this turning circle is outside plot 9. Again if adequate for emergency vehicles then it must be adequate for a bin lorry. If these road widths comply with guidelines then why the need for a bin collection point beside part of my front garden?

It very unlikely that residents in plots 3 -9 will be wheeling their heavy bins up to the collection point on a weekly basis in all weathers. It is more likely that they will leave their bins in the bin collection point and dispose of the rubbish from their houses on a daily basis when exiting the development into their bins, which will be left in the collection point. This will prove to be a haven for vermin and smells which will blow across the front of my property and into my house every time my front door or windows are opened. This idea of a bin collection point must be removed from this application as it may be contrary to my Health, Safety and well being.

- 4) Access Road.- There is currently a pinch point in the current access road to the Bowls club outside the access to my property. The proposed plan has removed the existing hedgerow to the opposite side of the road and reclaimed the ransom strip in front of my property so that the road can be widened to 4.8mts. This has also resulted of the loss of any footpath along this existing stretch of road. I believe the proposed alterations to this stretch of road do not provide adequate

visibility splays in accord with WSCC guidelines for safe access and egress from my property. The Daisycroft is currently a Private road maintained by the residents. There is no provision within the Design & Access statement for the adoption of this road, so it must be assumed that the extension of this road into the new development is also to be maintained by the residents. This can only happen by agreement of the current residents There will inevitably be damage to the stretch of road during the construction phase of the project as the road is not built to highway standards to sustain the additional loads imposed on the road structure by delivery vehicles and plant & equipment. There is no provision for re-instatement of this road to the current standard prior to the new residents assuming responsibility for this road. There is no provision within the Design & Access statement to ensure access & egress to my property during these road works.

In summary this application should be refused due to over development of the site, size, scale and mass of the proposed dwellings not being in-keeping with the current street scene or the surrounding properties in the Furners Mead locality. Loss of light to adjoining properties & detrimental effect on the lives and well being of the existing adjoining properties to the site.

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