

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 29 January 2026 17:32:55 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 5:32 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:	Laurel House Lawyers Lane Henfield
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment
Comments:	The site is not a suitable location for housing and conflicts with national policy, the Horsham District Planning Framework (HDPF), and the Henfield Neighbourhood Plan. The Henfield Neighbourhood Plan forms part of the statutory development plan. It sets a clear strategy that new housing should be located within or immediately adjoining the Built-Up Area Boundary (BUAB).

This site is:

- outside the BUAB,
- not allocated for development, and
- not adjacent to the settlement edge.

This conflicts with:

- HNP Policy 1 - Spatial Plan for the Parish
- HNP Policy 2 - Development Principles

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions must follow the development plan unless material considerations indicate otherwise. Nothing in this application justifies departing from the Neighbourhood Plan.

In addition, West End Lane is a single-track rural lane with:

- no footpath,
- no lighting,
- very limited passing places,
- poor visibility in parts, and
- existing conflict between vehicles, walkers, cyclists and horse riders.

Adding up to nine homes would significantly increase traffic on a road that is already difficult to use safely.

This conflicts with:

- NPPF (2024) Paragraphs 135 and 142 - requiring safe and suitable access for all users
- HDPF Policy 40 - Sustainable Transport
- HDPF Policy 41 - Parking and Highway Safety

The location simply cannot support additional vehicle movements without worsening safety.

There is no safe walking route into the village. The NPPF requires development to be located where there are realistic opportunities for walking and cycling. That is not the case here.

This conflicts with:

- NPPF (2024) Paragraphs 7-11 and 135 - sustainable development and transport
- HDPF Policy 1 - Sustainable Development
- HDPF Policy 2 - Strategic Development
- HDPF Policy 3 - Development Hierarchy

Future residents would be entirely reliant on private cars.

This is an open field in the countryside. Building up to nine houses here would extend development into a rural area in a way that is out of keeping with the character of West End Lane.

This conflicts with:

- HDPF Policy 4 - Countryside Protection
- HDPF Policy 26 - Countryside Protection
- HDPF Policy 25 - Landscape Character
- HDPF Policies 32 & 33 - Design and Development Principles

The proposal would suburbanise a rural landscape.

For all these reasons-highway safety, lack of sustainable access, conflict with the Neighbourhood Plan, and harm to the countryside-the site is not suitable for housing in principle. I therefore ask the Council to refuse this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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