For official use only (date received): 18/02/2025 09:44:31

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/24/3356684

DETAILS OF THE CASE

Appeal Reference	APP/Z3825/W/24/3356684
Appeal By	MR DARREN SEWARD
Site Address	Brooklands New Hall Lane, Small Dole Henfield BN5 9YH

SENDER DETAILS

Name	[redacted]
Address	The Henfield Hall Coopers Way HENFIELD West Sussex BN5 9EQ
Company/Group/Organisation Name	Henfield Parish Council

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

New Hall Lane is a private single lane track with dwellings on either side of the track. This proposed development would create a second tier of housing (similar proposals by other residents have been declined) beyond the rows of housing that are adjacent to the lane leading to overdevelopment of a backland setting. This is outside the built up area boundary. Henfield Parish Council strongly supports Horsham district Council's declinature of the original application and notes the significant number of objections from neighbouring property owners for whom there would be loss of amenity.

In its consideration of the original application, Henfield Parish Council's Plans Advisory Committee opined as follows using the HDC Planning Framework:

Objection – all agreed. This Committee deems that this planning application is contrary to HDC Planning Framework Policies: -
– 2 as it is not a nominated site in the Neighbourhood Plan
– 26 as the site lies outside built-up area boundaries and does not provide for quiet informal recreational use or enable the sustainable development of a rural area
– 33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings