

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 February 2026 09:41:39 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 09/02/2026 9:41 AM.

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:	Marden West End Lane Henfield
----------	-------------------------------

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	Re: Planning Application for the Erection of up to 9 No. Self-Build Dwellings** I wish to formally object to the above planning application on the following planning policy and material planning grounds.

This proposal represents the creation of a new housing estate in an isolated countryside field and is fundamentally unsustainable in principle. The development is contrary to the spatial strategy of the Horsham District Planning Framework (HDPF) and constitutes unjustified development in a rural location, resulting in significant harm to countryside character, sustainability objectives, landscape value, and local amenity.

Conflict with Horsham District Planning Framework Policies

****Policy 1 - Presumption in Favour of Sustainable Development****

The site is not a strategic site identified in the Local Plan. The development is not sustainable due to its isolated countryside location and lack of infrastructure, services, and sustainable transport access.

****Policy 2 - Strategic Development and Neighbourhood Plans****

The site is not a nominated site within any Neighbourhood Plan and has not been identified for development through community-led planning processes.

****Policy 3 - Development Hierarchy****

The site is not within an existing built-up area. It is an undeveloped countryside field and therefore fails the settlement hierarchy principles.

****Policy 4 - Settlement Expansion****

The site is not allocated in either the Local Plan or a Neighbourhood Plan and does not adjoin an existing settlement edge. It is a clear countryside location, making the proposal contrary to countryside protection policies.

****Policy 10 - Quality of the Built Environment****

The proposal fails to maintain the quality and character of the area. The location is a rural lane with widely distributed, low-density historic housing, including a small number of Victorian and Edwardian dwellings originally built for agricultural workers. The creation of a new housing estate is wholly out of keeping with this pattern of development and would fundamentally conflict with the open, rural character and landscape setting of the lane. The proposed street scene would urbanise the area and destroy its open space character.

****Policy 16 - Affordable Housing****

The site has no allocation for affordable housing and does not contribute to meeting local housing needs in a policy-compliant manner.

****Policy 23 - Infrastructure and Access****

The site cannot be served by safe and convenient vehicular and pedestrian access, nor can it be supplied with essential services:

* West End Lane is narrow, with limited passing places and poor visibility

* The lane has no mains drainage

* The lane is heavily used by walkers, cyclists accessing the Downlink, and horse riders from a livery stable further along the lane

This creates clear safety risks, conflicts between users, and infrastructure inadequacy.

****Policy 25 - Landscape and Biodiversity****

The proposal fails to protect, conserve, or enhance the landscape character of the area.

It does not maintain or enhance biodiversity and fails to contribute to the ****Weald to Waves Nature Recovery Corridor**** in which the site is situated. The development would result in ecological fragmentation and loss of natural landscape value.

****Policy 26 - Rural Development****

The site lies outside built-up area boundaries and does not support the needs of agriculture or forestry. The proposal is therefore inappropriate countryside development.

****Policy 27 - Countryside Protection****

The development would have a significant urbanising effect on open farmland within a rural lane and does not contribute to the conservation, enhancement, or enjoyment of the countryside. It represents unjustified sprawl and encroachment into rural land.

****Policy 33.2 - Residential Amenity****

There would be a clear loss of amenity to neighbouring properties. A quiet countryside location would be transformed into a housing estate, resulting in:

* 24/7 disturbance

* Increased traffic

* Noise pollution

* Light pollution

This represents unacceptable harm to existing residential amenity.

****Policy 33.4 - Design and Character****

The proposal fails to respect the character of the surrounding area and existing buildings, which are rural, historic, and low-density in nature.

****Policy 40 - Sustainable Transport****

There is no sustainable transport provision serving the site. The location is over 1.5 miles from the High Street, local school, and medical centre, with no realistic walking, cycling, or public transport infrastructure. This makes the development entirely car-dependent and unsustainable.

This proposal represents inappropriate countryside development, contrary to the development plan, unsustainable in location, harmful to landscape character, damaging to biodiversity, unsafe in access terms, and unacceptable in its impact on rural amenity and character.

It would set a dangerous precedent for speculative rural development and incremental urbanisation of the countryside.

For the reasons set out above, the application should be refused in full.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton