

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 February 2026 09:44:49 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 9:44 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
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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:	Planning Objection - Proposal for up to 9 Self-Build Dwellings I object to the above planning application for the following planning policy and material considerations. The proposal seeks to introduce a new residential development in

an open countryside field, forming a housing estate in a rural location with no planning justification. The site is isolated, unsustainable, and conflicts directly with the strategic planning approach of the Horsham District Planning Framework. The development would cause unacceptable harm to countryside character, landscape quality, ecological value, and the established rural settlement pattern.

Planning Policy Conflicts

****Spatial Strategy and Settlement Policies (Policies 1-4)****

The site is not identified as a strategic site, is not allocated in the Local Plan, is not designated within any Neighbourhood Plan, and is not located within or adjoining an existing built-up area. The proposal represents unjustified countryside development and conflicts with the established development hierarchy and settlement boundary principles.

****Design, Character and Local Distinctiveness (Policy 10)****

The surrounding area is characterised by scattered, low-density historic rural dwellings, including former agricultural workers' housing, within an open landscape setting. The creation of a concentrated residential estate in this location would be visually intrusive, fundamentally out of keeping with the rural lane, and would urbanise an otherwise open countryside environment.

****Affordable Housing Provision (Policy 16)****

The site has no allocation for affordable housing and fails to deliver policy-compliant affordable housing provision to meet local needs.

****Access, Infrastructure and Services (Policy 23)****

The development cannot be safely or sustainably supported by existing infrastructure:

- * The access lane is narrow and unsuitable for increased traffic
 - * There is no mains drainage
 - * The route is used by pedestrians, cyclists accessing the Downslink, and equestrian users from nearby livery facilities
- This results in unacceptable highway safety risks and user conflict.

****Landscape, Biodiversity and Nature Recovery (Policy 25)****

The proposal would harm landscape character, fails to conserve or enhance biodiversity, and does not contribute to the Weald to Waves Nature Recovery Corridor. The development would fragment habitats and undermine ecological connectivity.

****Rural Policy Compliance (Policy 26)****

The site lies outside defined settlement boundaries and does not support agricultural or forestry needs, making the development inappropriate in principle.

****Countryside Protection (Policy 27)****

The proposal would introduce an urban form of development into open farmland, creating sprawl and encroachment into rural land and failing to protect countryside character and amenity.

****Residential Amenity (Policy 33.2)****

The development would result in significant harm to residential amenity through increased traffic, noise, disturbance, and light pollution, permanently altering the tranquillity of the rural environment.

****Design Compatibility (Policy 33.4)****

The scale, form, and layout of the proposed development do not reflect or respect the established rural character or built form of surrounding properties.

****Sustainable Transport (Policy 40)****

The site is located more than 1.5 miles from essential services including the High Street, school, and medical centre, with no viable public transport or safe pedestrian/cycle infrastructure. The development is therefore wholly car-dependent and unsustainable.

This application represents unjustified and unsustainable countryside development that conflicts with adopted planning policy, harms landscape and ecological value, creates highway and safety risks, urbanises a rural environment, and damages residential amenity. It fails to meet the fundamental principles of sustainable development and plan-led growth.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

