

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 13 March 2026 12:50:00 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0143
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 13/03/2026 12:49 PM.

Application Summary

Address:	Hollinger, Marthas Barn Warehouse Wheatsheaf Road Henfield West Sussex BN5 9AX
Proposal:	Erection of 3 buildings (D, E & F), reposition PD Building C, provision of a formal parking and turning layout to serve all units along with dedicated internal access to land to the rear, the use of Buildings C, D & E for variable B2 and E(g) use, Building F for variable B2, E(d), and E(g) use and for all Buildings (A, B, C, D, E & F) and all units to be capable of being used independently of each other
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address: Bishops Furners Lane Henfield

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other - Overdevelopment - Privacy Light and Noise
Comments:	Dear Sir/Madam,

Re: Planning Application DC/26/0143 - Proposed Industrial Estate at Land Behind Martha's Barn, Wheatsheaf Road, Henfield

I wish to register my formal objection to the above planning application.

In my view, the proposal represents inappropriate industrial development within a rural greenfield location and would cause significant harm to the character, environment and amenity of the surrounding area. The site currently forms part of the open countryside that contributes to the rural setting of Henfield. Development of this scale and industrial nature would fundamentally alter the character of the landscape and result in the unnecessary industrialisation of a previously undeveloped field.

I am particularly concerned about the potential impact on drainage and flood risk. The local area is known to suffer from poor natural drainage due to heavy clay subsoil, with surface water frequently collecting in nearby fields and on surrounding roads following rainfall. The introduction of extensive hardstanding, buildings and vehicle areas would significantly reduce the land's ability to absorb water, increasing surface run-off and potentially exacerbating localised flooding affecting nearby properties, roads and farmland. This appears contrary to the principles of sustainable drainage and responsible flood risk management.

The proposal also raises serious highway safety concerns. An industrial estate of this nature would inevitably generate a substantial increase in HGV and commercial vehicle movements along narrow rural roads that were not designed to accommodate such traffic. Many of these roads operate with a 60mph speed limit and already have a history of accidents. Additional heavy vehicle movements would increase the risk to pedestrians, cyclists, horse riders and local traffic, and would be likely to harm the safe and efficient operation of the surrounding highway network.

In addition, the development would likely lead to significant noise, lighting and general disturbance for nearby residents and neighbouring land uses. Industrial operations, machinery and vehicle movements could generate continuous background noise from early morning into the evening. The expansion of industrial lighting and floodlighting would also erode the currently dark rural environment, resulting in intrusive light spill into neighbouring properties and across the surrounding countryside.

The proposal would also result in the loss of greenfield land and potential wildlife habitat, while increasing disturbance to horses and livestock kept in nearby fields. The cumulative effect of noise, lighting, traffic and industrial activity would harm both residential amenity and the tranquillity that currently characterises the area.

Furthermore, approving this development risks setting a harmful precedent for further industrialisation of rural land in this location, which would be inconsistent with the objective of protecting the countryside and prioritising previously developed (brownfield) sites for employment development wherever possible. For these reasons, I believe the proposal conflicts with the core principles of sustainable development, would harm the rural character of the area, and would create unacceptable environmental and amenity impacts.

I therefore respectfully request that Horsham District Council refuses this planning application.

Yours faithfully,

Nina Schlüter

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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