

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 February 2026 17:44:43 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0006
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 26/02/2026 5:44 PM.

Application Summary

Address:	Land South Of The Bowling Green The Daisycroft Henfield West Sussex BN5 9RN
Proposal:	Erection of 9no. detached dwellings with associated parking, landscaping, hardstanding, access and associated works.
Case Officer:	Tamara Dale

[Click for further information](#)

Customer Details

Address: 5 HENFIELD COMMON NORTH HENFIELD

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	1. Property Sizes Although the site is allocated in the Henfield Neighbourhood Plan (2021), the proposal conflicts with paragraph 5.34, which identified the site for 10 single-storey dwellings to reflect the topography and its relationship with Henfield Common North, supporting

downsizing and a sympathetic street scene.

The scheme now incorporates a number of two-storey houses, including substantial family homes that do not align with the stated objective. This departs from the predominantly single-storey character of the surrounding area and would be visible from Henfield Common North, which is a protected view. In addition, the layout gives rise to privacy concerns.

2. Drainage

There are serious concerns regarding drainage and flood risk. The site slopes towards lower-lying neighbouring properties, and additional hard surfaces will increase surface water run-off. Although a soakaway is proposed, local flooding has become more frequent. Further hardstanding may worsen existing problems. A gravel-filled drainage ditch along the southern boundary should be considered, and reliance on a foul water pump is concerning given recent local failures. The shallow water table indicates a high risk of rapid ground saturation.

3. Impact on the Common View

The scale of the proposed two-storey dwellings would make them visible from Henfield Common North. Given the largely single-storey surroundings, this would appear out of character and harm the established street scene. It would therefore be advisable to request that the developer provide accurate visual illustrations demonstrating how the proposed rooflines would appear, particularly from the Common.

4. Tree Preservation

The two mature oak trees on the eastern boundary are protected by Tree Preservation Orders and are important local features. Building close to their Root Protection Areas risks damage that could threaten their long-term survival and result in irreversible loss to the area. Two significant trees on the common have already been lost in recent years due to the effects of ground works.

Kind regards

Telephone:

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**Horsham
District
Council**

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