

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 January 2026 09:49:15 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 26/01/2026 9:49 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:	Old Barn House West End Lane Henfield
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment
Comments:	I object to the above application for the following reasons: 1. Unsustainable and Inappropriate Location The site lies outside the defined built-up boundary of Henfield, in open countryside. Local and national planning policies direct new housing to locations within or adjacent to existing settlements. This proposal represents an unjustified encroachment into the

countryside and conflicts with the Horsham District Planning Framework (HDPF) and the Henfield Neighbourhood Plan, both of which seek to restrict new residential development in rural locations.

The site is not allocated for development, does not adjoin an existing settlement edge, and is not contained within a defensible boundary. As such, it does not meet the criteria for settlement expansion.

2. Harm to Countryside and Landscape Character

The land is currently an open field that contributes positively to the rural character of the area. It lies within a landscape character area identified as highly sensitive to change. Developing between five and nine dwellings would suburbanise an undeveloped field, introducing built form, hardstanding, traffic and domestic activity that would be harmful to the intrinsic rural character of the countryside.

The claim that the site is "previously developed land" is misleading. A small area of hardstanding related to a partially implemented stable permission does not justify redevelopment of the entire site, which remains predominantly open countryside.

3. Flood Risk Concerns

Local residents regularly experience flooding on the land and on West End Lane, particularly during heavy rainfall and winter months. The application does not provide sufficient evidence to demonstrate that the development would not increase flood risk on the site or surrounding land. This concern is reinforced by comments from Southern Water. The proposal therefore conflicts with local flood risk policy and national guidance.

4. Inadequate Infrastructure Capacity

There is evidence that local utility infrastructure is already under strain, particularly electricity supply, with frequent power interruptions and limited grid capacity. Residents have been unable to fully export solar-generated electricity due to grid constraints, and costly upgrades have been quoted. There is also no mains gas supply in the lane. The proposal fails to demonstrate that necessary infrastructure can be delivered to support the development, contrary to Neighbourhood Plan policy.

In addition, local services such as the primary school and health centre are already under pressure, and there is no clear mechanism to mitigate the additional demand created by the development.

5. Poor Accessibility and Unsustainable Transport

The site is accessed via a narrow, unlit rural lane with no pavements. It is remote from public transport, with the nearest bus stop approximately 1km away and no safe walking route. The road network is unsuitable for increased traffic, and the main junction serving West End Lane is already congested.

As a result, future residents would be heavily reliant on private cars, contrary to policies promoting sustainable transport, walking and cycling. The proposal would increase traffic, congestion and conflict between vehicles, pedestrians and cyclists.

6. Amount of Development

Even at the lower end of five dwellings, the scale of development would have a significant adverse impact on this highly sensitive rural site. Any residential development here would fundamentally change the character of the land and surrounding area, resulting in harm that cannot be mitigated at this location.

7. Planning Balance

While there is acknowledged pressure to deliver new housing, the benefit of up to nine dwellings carries limited weight. This does not outweigh the clear and significant harms arising from the countryside location, landscape impact, flood risk, infrastructure constraints and lack of sustainable transport options.

Taken as a whole, the proposal does not represent sustainable development under national or local planning policy.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

