

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 January 2026 20:02:03 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 25/01/2026 8:02 PM.

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:	Brambleside, 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 - Privacy Light and Noise
Comments:	This application which is to build up to 9no. self build dwellings in SpringAcres, West End Lane, Henfield, West Sussex is in essence an application to build a housing estate in a field in a very rural countryside lane and it is contrary to these policies in the Horsham District Plannning Framework: Policy 1 as it not a strategic site in the national plan. Policy 2 as it is not a nominated site in the neighbourhood Plan

Policy 3 as it is not within an existing built up area
Policy 4 as the site is not allocated in the Local Plan or Neighbourhood Plan and does not adjoin an existing settlement edge.

Policy 10 as it does not maintain the quality and character of the area

- West End Lane is a rural area and a new housing estate would be out of keeping with the surrounding area which comprises of widely distributed houses originally many being built for agricultural farm workers. The effect of the estate would be in conflict with the countryside open space feel of the lane.

Policy 23 as the site cannot be served by safe and convenient vehicular and pedestrian access; or cannot be supplied with essential services.

-The lane is narrow and vehicles already have problems passing. Bishop's Park estate has shown that drivers don't respect oncoming traffic when they exit the estate and many near misses have occurred, It would be the same for Spring Acres and the lane narrows even more in that area. The speed limit just west of the proposed site is the national speed limit which could therefore cause possible accidents. Many people use the lane for walking, horse riding and cycling. There have been incidents involving horse riders and cars trying to pass too closely causing physical injury to the rider. Heavier traffic intrusion will only add to this problem.

Policy 25 as it does not protect, or conserved enhance the landscape.

Does not enhance or maintain biodiversity not contributing to the Weald to Waves nature recovery corridor

Policy 26 as the site lies outside built-up area and does not support the needs of agriculture or forestry.

Policy 27 as the proposed site would effectively urbanisation the open farmland in a rural lane therefore does not contribute to the conservation, enhancement and amenity of the countryside.

Policy 33.2 as there is a loss of amenity to neighbouring properties
- traffic, light and noise pollution.

Policy 38 flooding - There is more flooding happening around West End Lane and surrounding areas due to housing expansion already in place and the effects of global warming therefore further proposed housing expansion including this application will only exacerbate the problem.

Policy 40. There is no sustainable transport to the site.

Finally the lane cannot be shut as it is only accessible from the east so the state of the lane is in complete disrepair with many potsholes.

Kind regards

Telephone:

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