



HENFIELD PARISH COUNCIL PLANS ADVISORY COMMITTEE

**Meeting of the Plans Advisory Committee held on
Wednesday 9th July 2025 at 9.45am in the Henfield Hall.**

Present: Cllrs R Shaw (Chairman), D Grossmith, E Goodyear, F Ayres and J Jones.

In Attendance: Two members of public and Mrs B Samrah (Parish Administrator – PA).

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

There were none.

The Chairman adjourned the meeting.

OPEN FORUM

The first member of public explained that he lives in New Hall Lane and is a near neighbour of Delta; he said that this site had been subject to several applications over recent years and that all had been refused.

Cllr Goodyear arrived at the meeting at 9.50am.

He added that negative impacts far out way any positives. He felt it would create the beginning of an urban environment and set a precedent for future applications. He said that it was not sustainable and that living in Small Dole requires home owners to have access to a car.

The Chairman confirmed that this committee has objected previously to applications on the same site (DC/24/1912, DC/24/1913, DC/24/1933) and that HDC had rejected those applications.

The member of public added that although houses are needed in Small Dole this was not the right location.

The Chairman reconvened the meeting.

3. CONSULTATION ON PLANNING APPLICATIONS

DC/25/0849

Delta Shoreham Road Small Dole Henfield West Sussex BN5 9YG

Permission in Principle for the demolition of existing buildings and erection of up to 9no. single storey dwellings.

Mr Nic Bessant

Objection – all agreed. This Committee deems that this application is contrary to the following HDPF policies:

- **1 as it is not a strategic site in the Local Plan**
- **2 as it is not a nominated site in the Neighbourhood Plan**
- **4 as the site is not allocated in the Local Plan or Neighbourhood Plan, and does not adjoin and existing settlement edge**
- **10 as it does not maintain the quality and character of the area; does not contribute to diverse and sustainable farming enterprises; or promote recreation**
- **25 as does not protect, conserve or enhance the landscape or townscape character of the District; or as does not protect, conserve or enhance the setting of the South Downs National Park**
- **26 as the site lies outside built-up area boundaries and does not support the needs of agriculture or forestry; does not enable the extraction of minerals or disposal of waste; or provide for quiet informal recreational use or enable the sustainable development of a rural area**
- **33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings**
- **33.3 as the scale and massing and appearance of the proposal is out of keeping and unsympathetic with the built surroundings**
- **33.4 in that it does not respect the character of the surrounding area and buildings**
- **40 as it is not located in an area where there is a choice of local transport; and there is no sustainable transport to the site.**

This Committee is concerned that a large number of significant trees would need to be removed from the site to allow for this development and adds that there is an inadequate and infrequent bus service serving Small Dole.

This Committee feels this application should be linked to DC/24/1912, DC/24/1913 and DC/24/1933.

This Committee requests that if HDC were minded to allow this planning application that the application is heard by the full planning committee.

4. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

5. DATE OF NEXT MEETING

Thursday 17th July 2025.

The Meeting closed at 9.56am.