



HENFIELD PARISH COUNCIL PLANS ADVISORY COMMITTEE

Meeting of the Plans Advisory Committee held on Thursday 20th November 2025 at 7:00pm in Henfield Hall.

Present: Cllrs R Shaw (Chairman), M Andrews, M Chandler, E Goodyear and J Jones.

In Attendance: One member of the public, Mr J Willis (Tree Warden) and Mrs B Samrah (Parish Administrator – PA).

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

Were received from Cllrs F Ayres and D Grossmith.

3. APPROVAL OF MINUTES OF MEETING HELD 23rd OCTOBER 2025

These were approved. They were signed and dated by the Chairman.

4. MATTERS ARISING

There were none.

The Chairman adjourned the meeting.

OPEN FORUM

There were two members of the public present at the meeting. One said that she wanted to hear what was said about DC/25/1700 and Mr Willis said he would talk about the tree surgery applications.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

The Chairman brought forward

DC/25/1700

The Slips West End Lane Henfield West Sussex BN5 9RG

Change of use of the land for the stationing of 4no. gypsy and traveller static caravans for residential purposes and 5no. associated dayrooms.

Mr S Tingey

Objection – All Agreed. This committee deems that this application is contrary to 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**
- **3 as it is not within an existing built-up area**
- **4 as the site is not allocated in the Local Plan or Neighbourhood Plan, and does not adjoin and existing settlement edge**
- **19 as it is not a proposal for park homes or caravans to meet a local housing need.**
- **21 as this is not a strategic allocated Gipsy and Traveller site**
- **23 as the site cannot be served by safe and convenient vehicular and pedestrian access; or cannot be supplied with essential services, such as water, power, sewage and drainage, and waste disposal; or provide adequate vehicle parking; or would have an unacceptable impact on the landscape**
- **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**
- **31 as the application does not conserve or enhance the natural environment**
- **33 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings, as the proposal is out of keeping and unsympathetic with the built surroundings and in that it does not respect the character of the surrounding area.**
- **33.2 as there is loss of amenity to the neighbouring property; or the design is not sensitive to surrounding buildings**
- **33.4 in that it does not respect the character of the surrounding area and buildings.**
- **34 as it does not preserve, and ensure clear legibility of, locally distinctive vernacular**

- building forms and their settings, features, fabric and materials;
- 39 as it does not demonstrate there being sufficient capacity in the existing infrastructure to meet their requirements; or as there is no assessment of the likely infrastructure requirement or its provision
- 40 as it does not maintain or improve the existing transport system; nor is located in an area where there is a choice of local transport; and there is no sustainable transport to the site.

This Committee would like to bring Council's attention to Ministry of Housing, Communities & Local Government - Planning policy for traveller sites (Updated 12 December 2024) which clearly states The government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

Policy B

Local planning authorities should,

d) relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density

e) protect local amenity and environment

Henfield Parish approximate size of 1,700 hectares makes up broadly 3% of the geographic area of Horsham District (at approximately 53,000 hectares)

In the last 4 years Henfield Parish has encompassed 9 new gypsy & traveller pitches namely - 2 pitches in Shoreham Road (DC/21/0753), 5 pitches in Furners Lane (DC21/1796) and most recently 3 pitches in Stonepit Lane (DC/24/0367)

These 9 pitches together represent 10% of the stated 93 pitches required by the HDC Local Plan Henfield is therefore

- Exceeding the target and reasonable allocation (at 10%) of HDC requirements
- Taken a significant overload of pitches comparably to the size of the Parish
- Obviously is exceeding the local need for pitches

Henfield population is also a fraction of the overall population of the whole of Horsham District.

The overriding need to provide gypsy and traveller pitches is not in question but the need to site them all in the Parish of Henfield is strongly challenged.

The government expectation is that these pitches to be in a broad geography number of locations to facilitate the traditional and nomadic way of life - not crammed into one small Parish

This Committee notes the large number of negative comments from neighbours. This Committee is unconvinced by either the Water Neutrality nor the Biodiversity Net Gain statements. This site has been a field for many years with occasional caravan or camping facilities for a few days a year.

One member of public left the meeting at 7.15pm.

CA/25/0123

Rose Cottage 12 Park Road Henfield West Sussex BN5 9DS

Fell 3x Ash (Works to Trees in a Conservation Area)

Adrian Carver

No Objection – All Agreed. Henfield's Tree Warden saw that there was a fourth tree which he noted to be in good condition and that he would not expect that tree to require surgery in the near future.

DC/25/1648

Red Oaks The Hooks Henfield West Sussex BN5 9UY

Fell 1 x Acacia, 1 x Holm Oak, 1 x Conifer. Surgery to 3 x Holm Oak, 1 x Lucombe Oak, 1 x Red Oak. (Works to Trees with a TPO). Fell 1 x Cherry. Surgery to 4 x Mixed Species. (Works to Trees in a Conservation Area).

Mr Steven Parker

No Objection – All Agreed. Henfield's Tree Warden believes that the survey and recommendations are sensitive to the nature of the trees, their care and maintenance of an attractive space.

Mr J Willis left the meeting at 7.35pm.

DC/25/1326

The Grain Store Great Betley Farm Stonepit Lane Henfield West Sussex BN5 9QT

Change of Use of part of building and land for industrial purposes.

Mr T How

No Objection – All Agreed. Whilst the Committee believes that there has not been, until now, a proper application for the small business on this site (impressing flint into breeze blocks), given that it has been in existence for at least six years and employs four people, the Committee felt that this low level activity should be allowed to continue. However, it should be subject to restrictions on the timings of lorries arriving and leaving the premises and not be allowed to upscale the activity. This Committee feels that the landowner has ignored previous enforcements and would expect any future applications to be made in advance of the work being carried out.

DC/25/1597

Oreham Cottage Oreham Common Henfield West Sussex BN5 9SB

Replacement and repairs to roof rafters and roof plates. Installation of additional roof straps, steels and braces (Listed Building Consent)

Mr Jens Petzold

No Objection - All Agreed.

DC/25/1649

16 The Hooks Henfield West Sussex BN5 9UY

Surgery to 1 x Horse Chestnut (Works to Trees in a Conservation Area).

Mrs Rosemary Titley

This Committee declines to comment as it has already commented and there do not appear to be any changes.

DC/25/1671

Moustows Manor High Street Henfield West Sussex BN5 9DD

Installation of opening within existing interior wall between kitchen and dining room. (Listed Building Consent).

Mr and Mrs A Carr

No Objection – All Agreed. Subject to the Conservation Officer’s approval.

DC/25/1797

Pear Tree Farm Furners Lane Woodmancote West Sussex BN5 9HX

Removal of Conditions 8, 9, 10 and 11 of previously approved application DC/21/1796 (Proposed settled gypsy accommodation site comprising 5 pitches and associated utility buildings) relating to Water Neutrality.

Mr S Tingey

This Committee has no comment, save to say that the conditions imposed by the Planning Inspector were presumably made for good reason and should be maintained. The Committee notes that Southern Water would not make recommendations before next March relating to water neutrality.

SDNP/25/04322/FUL

Land South of Hascombe Farm, Horn Lane, Henfield

Creation of wellbeing centre, including erection of sauna hut, changing rooms, toilet hut, yoga deck and plunge pool, and creation of access and parking area

Mr S Moore

Objection – All Agreed. This committee feels that this application should be viewed alongside Hascombe Farm, which is within Horsham District. This committee deems that it is contrary to Core Policy SD1 as it fails to conserve the natural beauty, wildlife and cultural heritage of the area and Core Policy SD2 as it fails to have a positive impact on the ability of the natural environment to contribute goods and services.

7. APPEALS

1 HDC – Appeals Lodged 24-30.10.25 – This was noted.

8. NEIGHBOURHOOD PLAN

9. CORRESPONDENCE

- 1 Email about DC/25/1506 Oxcroft Farm, Small Dole – This was noted.
- 2 HDC - Tree Preservation Order (TPO) 1584: Chestnut End, Henfield, 2025 – This was noted.
- 3 HDC - Monthly Planning Compliance Team statistics for October 2025 – This was noted.
- 4 CA/25/0123 – Report from Tree Warden – This was considered with the planning application.
- 5 HDC & Natural England - Water Neutrality Update - This was noted.
- 6 HDC - Planning Committee for DC/25/0849 on 18th November 2025 – This was noted.
- 7 Condition/state of Stonepit Lane – email from resident – This was noted.
- 8 HDC -List of planning compliance cases received 10-16.11.25 – This was noted.
- 9 Rampion 2 Project Newsletter – This was noted.

10. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

11. DATE OF NEXT MEETING

Thursday 4th December 2025.

The Meeting closed at 8.03pm.