



HENFIELD PARISH COUNCIL PLANS ADVISORY COMMITTEE

Meeting of the Plans Advisory Committee on Thursday 5th February 2026 at 7:00pm in the Henfield Hall.

Present: Cllrs D Grossmith (Chairman), M Andrews, E Goodyear and J Jones.

In Attendance: Mrs B Samrah (Parish Administrator – PA).

MINUTES

1. DECLARATION OF MEMBERS' INTERESTS

There were none.

2. APOLOGIES

Were received from Cllr R Shaw, M Chandler and F Ayres.

3. APPROVAL OF MINUTES OF MEETING HELD 15th JANUARY 2025

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

4. MATTERS ARISING

Wates Development in Small Dole – It was confirmed that the development has been permitted by HDC.

The Chairman adjourned the meeting.

OPEN FORUM

There were no members of the public present.

The Chairman reconvened the meeting.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. CONSULTATION ON PLANNING APPLICATIONS

DC/25/1933

Park Farm Wheatsheaf Road Woodmancote West Sussex BN5 9BA

Internal and external alterations. (Listed Building Consent).

Oliver Clark and Victoria Elliott

No Objection – all agreed.

DC/25/2016

37 Fawn Rise Henfield West Sussex BN5 9EZ

Erection of a single storey side and rear extension and installation of new fenestration.

Mr and Mrs Cox

No Objection – all agreed.

DC/25/2169

61 Wantley Hill Estate Henfield West Sussex BN5 9JT

Erection of a single storey rear extension.

Mr and Mrs Abbott

No Objection – all agreed.

DC/26/0004

11 Banfield Gardens Henfield West Sussex BN5 9FN

Loft conversion to create habitable living space with Installation of front and rear rooflights.

Mr William Ellinger

No Objection – all agreed.

DC/26/0041

Spring Acres West End Lane Henfield West Sussex

Permission in Principle for the erection of up to 9no. self-build dwellings.

Mr T Tingey

Objection – all agreed. This is an application to build a housing estate in a random field in the countryside. Henfield Parish Council feel that insufficient information has been provided to be able make a reasonable decision, notwithstanding , the application is contrary to the following Horsham District Planning Framework policies

- **Policy 1 as it is not a strategic site in the Local 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 and existing settlement edge. This site is a countryside location**
- **Policy 10 as it does not maintain the quality and character of the area. This is in a rural area with widely distributed housing. The application creates a new housing estate which is out of keeping. The proposed street scene would conflict with the open space look and 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, making passing difficult. West End Lane does not have mains drainage. The lane is well used by walkers, cyclist (accessing the Downslink) and Horse riders (livery stable further down the lane)**
- **Policy 25 as it does not protect, conserve or enhance the landscape, does not maintain or enhance biodiversity or contribute to the Weald to Waves nature recovery corridor in which it is situated**
- **Policy 26 as the site lies outside built-up area boundaries and does not support the needs of agriculture or forestry. The site is unsustainable; it is over 1.5 miles for the High Street , local school and medical centre**
- **Policy 27 – The application would have an urbanising effect on what it open farmland in a rural lane, it does not contribute to the conservation, enhancement and amenity of the countryside.**
- **Policy 33.2 as there is is loss of amenity to the neighbouring properties. A countryside location will now be a housing estate with 24/7 disturbance, traffic and light pollution**
- **Policy 33.4 as it does not respect the character of the surrounding area and buildings**
- **Policy 40 as there is no sustainable transport to the site. The nearest bus route is in Henfield High Street**

DC/26/0069

2 Stanmore House London Road Henfield West Sussex BN5 9JJ

Installation of 3x non-illuminated fascia signs and 1x non-illuminated projecting sign.

Tom Cummings

No Objection – all agreed.

WSCC/004/26

Cemex Small Dole Landfill, Henfield Road, Small Dole, BN5 9XJ

Proposed importation of inert restoration materials and reprofiling to provide an attenuation layer to mitigate the impact of climate change by improving long term sustainable management of leachate, temporary diversion of FP2774 and nature conservation, biodiversity and landscape improvements.

Cemex (UK) Operations Ltd

Grid Reference 520382 112776

No Objection – all agreed.

7. APPEALS

There were none.

8. NEIGHBOURHOOD PLAN

To receive an update – The Chairman confirmed that he'd sent details about Dark Skies to Cllr Shaw.

9. CORRESPONDENCE

- 1 Neighbourhood Planning - Free online workshop event –Cllr Andrews confirmed that he has booked a place.
- 2 HDC - Planning Compliance cases between 12-18 January 2026 – This was noted.
- 3 HDC - Notification of Committee - DC/23/0189 – 3rd February – It was confirmed that planning permission has been granted by HDC.
- 4 Access Henfield - Lack of dropped kerbs at the end of Hollands Road – This was noted.

- 5 HDC - Planning Compliance cases between 19-25 January 2026 – This was noted.
- 6 Meeting Place - Taylor Wimpey Presentation – This was noted.
- 7 WSALC - Neighbourhood Planning Notes – This was noted.
- 8 HDC - Monthly Planning Compliance Team statistics for January 2026 – This was noted.
- 9 Ashington Parish Council - Neighbourhood Plan review for those 5 years old this June – This was noted.
- 10 Annual Parish Meeting – PAC Statistics – This was noted.

10. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS

There were none.

11. DATE OF NEXT MEETING

Thursday 19th February 2026.

The Meeting closed at 7.30pm.