



## **HENFIELD PARISH COUNCIL PLANS ADVISORY COMMITTEE**

### **Meeting of the Plans Advisory Committee on Thursday 12th March 2026 at 7:00pm in the Henfield Hall.**

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

**In Attendance:** Mr S Bailey (Campaign for Rural Henfield – CPRH ), one member of the public and Mrs B Samrah (Parish Administrator – PA).

### **MINUTES**

#### **1. DECLARATION OF MEMBERS' INTERESTS**

Cllr Jones expressed a personal interest in application DC/26/0198

#### **2. APOLOGIES**

Were received from Cllrs M Andrews, M Chandler and D Grossmith.

#### **3. APPROVAL OF MINUTES OF MEETING HELD 19<sup>th</sup> FEBRUARY 2025**

These were approved. They were signed by the Chairman.

#### **4. MATTERS ARISING**

- 1 Neighbourhood Plan Update circulated to all councillors 20<sup>th</sup> February 2026
- 2 Email sent to Planning at WSCC in relation to WSCC/004/26 on 24<sup>th</sup> February 2026

*The Chairman adjourned the meeting.*

#### **OPEN FORUM**

The first person said that he was helping to design a second home to be created in a friend's garden in Neptown Road and wanted to let this committee see the draft drawings he had prepared. He said that he would also approach Highways and Landscape contractor. The Chairman said that the planning team at HDC were helpful. He said that the building would be one and a half storeys and in keeping with existing house. It was pointed out that access may be a problem nearby and that there had been an accident about 12 months earlier. He said that he would need to put in a temporary track for the construction vehicles. He agreed to send final plans to this committee before he submitted to HDC. He thanked the Committee for their time.

*One member of public left the meeting at 7.15pm.*

Mr Bailey from Campaign for the Protection of Rural Henfield said he wanted to give further details of the Day of Action on 18<sup>th</sup> April. The Chairman said that he felt that Small Dole should be included in the map even if as an insert. Mr Bailey said that it was intended to have meetings in one or two locations and possibly a tour of the village pointing out the areas that may be affected if more development takes place. He added that the BP Guild had said they would be happy to assist with marshalling as well as set up the marquee and arrange a barbeque, he said that other organisations and possibly people from other villages may also come along. The local MP had indicated his support and may come along before the day and record a short video. There would be a committee organising the day and it would seek not be a party political event. Councillor Goodyear summarised the Parish Council's position that, whilst concerned about the extent of speculative development, HPC would not be endorsing the day of action. She reminded those present that the planned day was very close to May local elections and some may seek to use the day to political advantage at a time when it would be within a period of purdah.

Mr Bailey said that District Councillors and others at HDC had been invited. Mr Bailey said that there was a meeting later in the evening when it was hoped more arrangements would be confirmed and that he would let the Council have details. He said that it may be under CPRH banner although the Day of Action was a national movement. He hoped to get publicity in local magazines and possibly radio. He added that housing was the main issue but that nature would be included along with heritage of the area.

The Committee noted the progress and thanked Mr Bailey for the update.

*Mr Bailey left the meeting at 7.30pm.*

*The Chairman reconvened the meeting.*

## **5. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

## **6. CONSULTATION ON PLANNING APPLICATIONS**

S106/26/0002

The Tin Shed Nep Town Road Henfield West Sussex BN5 9DY

Discharge of s106 (relating to water neutrality) to approved application DC/23/1734C/26/0006

Ms Susie Warner

**This committee could not comment as there was insufficient information.**

DC/25/1599

7 London Road Henfield West Sussex BN5 9JJ

Replacement windows and doors to all elevations.

Ms Charlotte Hoddell

**No Objection – All agreed.**

DC/25/1996

Downsview Paddock New Hall Lane Small Dole West Sussex BN5 9YJ

Proposal for a single pitch settled gypsy accommodation site (Retrospective).

Tim Bloxam

**Objection – All agreed. This Committee deems that this application is contrary to HD Planning Framework policies:-**

- **2 as it is not a nominated site in the Neighbourhood Plan**
- **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 Gypsy and Traveller site**
- **22 as it is not an existing Gypsy or Traveller site: there is no objectively assessed need; nor is it an extension to an existing 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**

**In relation to Traveller Sites –**

**Ministry of Housing, Communities & Local Government - Planning policy for traveller sites (Updated 12 December 2024) clearly states that 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 need to be in a broad geography in a number of different locations to facilitate the traditional and nomadic way of life - not crammed into one small Parish**

DC/26/0143

Hollinger, Marthas Barn Warehouse Wheatsheaf Road Henfield West Sussex BN5 9AX

Erection of 3 buildings (D, E & F), reposition PD Building C, provision of a formal parking and turning layout to serve all units along with dedicated internal access to land to the rear, the use of Buildings C, D & E for variable B2 and E(g) use, Building F for variable B2, E(d), and E(g) use and for all Buildings (A, B, C, D, E & F) and all units to be capable of being used independently of each other

Mr Laxley Pennant

**Objection - All agreed. This Committee deems that this application is contrary to HD Planning Framework policies:-**

- **2 as it is not a nominated site in the Neighbourhood Plan (and there are already two far more appropriate sites nominated as employment/economic development sites (in the more industrialised area of Henfield Business Park) which have not yet been developed).**
- **26 as the site lies outside built-up area boundaries and does not provide for quiet informal recreational use or enable the sustainable development of a rural area, this proposal is not of a scale appropriate to its countryside character and location.**
- **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.**

DC/26/0194

8 Fletcher Way Henfield West Sussex BN5 9FR

Erection of a single storey rear extension.

Mr & Mrs B Whitmore

**No Objection – All agreed.**

DC/26/0198

Ashley House Cagefoot Lane Henfield West Sussex BN5 9HD

Fell 1x Fir (Works to Trees in a Conservation Area)

Rose Sharp

**No Objection – 3 agreed and 1 abstention.**

DC/26/0267

Senlac Shoreham Road Henfield West Sussex BN5 9SE

Removal of Condition 11 of previously approved application DC/23/2064 (Erection of a E(g)(iii) / B8 building (as an amendment to planning permission DC/20/0049 to alter the window and door locations, amend the parking layout and landscaping, relocation of cycle store, extension of timber cladding to meet brick plinth, erection of solar panels on the western roof slope, insertion of a small mezzanine within Unit 3) Relating to Water Neutrality

Mr and Mrs Alex Cole

**No Objection – All agreed.**

CA/26/0009

Chattels Cagefoot Lane Henfield West Sussex BN5 9HD

Surgery to 3x Beech and 1x Yew (Works to Trees in a Conservation Area)

Mr Christopher Sharpe

**No Objection – All agreed. Subject to the work being carried out by a qualified and experienced tree surgeon and not until October.**

CA/26/0030

Land To The South of Tanyard Field Adjacent To Seven Chimneys Cagefoot Lane Henfield West Sussex

Fell 1x Cherry Laurel and 1x Holly (Works to Trees in a Conservation Area)

Neal Matheson

**No Objection – All agreed.**

SDNP/25/04322/FUL

<https://planningpublicaccess.southdowns.gov.uk/online-applications/>

Land South of, Hascombe Farm, Horn Lane, Henfield, West Sussex,  
Creation of wellbeing centre, including erection of sauna hut and changing room, plunge pool,  
toilet hut and yoga area. Existing parking area at Hascombe Farm Equestrian Centre to be  
used for customer parking. [AMENDED RED LINE, PLANS & APPLICATION DESCRIPTION]  
Grid Ref: Eastings: 522937, Northings: 113700 This proposal is within the South Downs National Park  
Mr M Flinders

**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**

APP/Z3825/W/25/3376143 (DC/24/1932) Land East of Charlwood Drive Henfield West Sussex – submitted 9.3.26, appeal hearing likely to be 28<sup>th</sup> April.

## **8. NEIGHBOURHOOD PLAN**

To receive an update – there was nothing further to update.

## **9. CORRESPONDENCE**

- 1 Horsham District Local Plan 2023-2040 examination will re-open – This was noted
- 2 Biodiversity Policy & Action Plan – This committee accepted the policy, which will proceed to Full Council at the next meeting.
- 3 CPRE - Proposed Reforms to the National Planning Policy Framework – This was noted.
- 4 HDC - planning compliance cases received 23 February - 1 March 2026 – This was noted.
- 5 HDC -Monthly Planning Compliance Team statistics for February 2026 – This was noted.
- 6 HALC - Squires Planning Presentation – This was noted.
- 7 CPRH – Henfield's Housing Crisis - National Day of Action – 18 April – This was noted.
- 8 Examination of the Horsham Local Plan - Notification of Hearings – It was agreed that no one would attend the hearing as the two sites that this committee had previously objected to had already been given permission for development.
- 9 HDC - Compliance Complaints Received between 2.3 – 8.3.2026 – This was noted.

## **10. ANY OTHER URGENT MATTERS TO BE RAISED BY COUNCILLORS**

Cllr Ayres wondered whether this Committee should consider making a statement about the Day of Action. It was agreed that this committee would prepare a statement for release early in April.

**ACTION POINT:** PA would ensure that this was added to the agenda for the next meeting.

## **11. DATE OF NEXT MEETING**

Thursday 26<sup>th</sup> March 2026.

The meeting closed at 8.14pm.