

Dears Farm
West End Lane
Henfield
West Sussex
BN5 9RD

Planning Received
22 MAY 2023
Name:
Ref: DC/23/0189

195
May ~~20th~~ 2023

PLANNING PROPOSAL FOR SANDGATE NURSERIES
WEST END LANE HENFIELD WEST SUSSEX.
PLANNING APPLICATION REF NO:DC/23/0189

Dear Mrs Parkes

Thank you for your letter of May 10th
2023 regarding the above proposal.

There are a number of good reasons why
this proposal should not be given planning permission
which are described below:

1). This site is not included for developemnt in
the Neighbourhood Plan, this plan being approved
by more than 90% of those who voted. The importance
of Neighbourhood Plans have significantly increased
as a consequence of a successful legal action

DLA (like Sandgate Properties) are not Developers
but a Speculator who tries to obtain planning
permission before then selling the site onto a
Developer. In this instance DLA attempted to obtain
planning permission on a site not included in the
Neighbourhood Plan and lost the case.

2). One of the main reasons for the Governments's
Appeals Inspector refusing planning permission on
this site to Stonegate properties (now called Sandgate
properties) last time (2016) was due to excessive
density - more than double that stated in a Government
report published in 2014. They have done the same
again with more than double the number of houses
(81) well above the Government Report's figure of
'up to 40' They are wanting far too many houses
for this site.

3). This site has been untouched for more than 50
years since it was last used as a market garden
and as a result a number of rare habitats for
birds, animals, reptiles insects trees and wild flowers
have arisen supporting a remarkable biodiversity
which would be completely destroyed if this proposal
were given permission. Although we are no longer
in the EU, EU law would very likely have prohibited
any development on this site for this reason alone.

The whole character would be transformed from rural to urban.

4). The high voltage cable running across this field would go right across the proposed site. Have the National Grid confirmed that they would be prepared to move the route of this cable and if so at whose expense ?

5) The increase in traffic since the completion of the Barrats estate opposite has been considerable and a further 100 cars could easily be added to the to the traffic along West End Lane if planning permission were granted to this site.

6). This proposal also drastically encroaches on the DEFRA 'Magic Map' plan of the site (please see copy attached - please ignore the squiggle). I am not sure whether this has become law as yet but if it has would make this proposal illegal.

7). Another crucial factor pertaining to this site is whether adequate water supplies are available. Horsham District Council has adopted a policy of 'Water Neutrality' and I quote from an update on their Local Plan. 'Maintaining water neutrality means that new development should not increase the rate of water abstraction from our water supply site above existing levels'. This proposal would almost certainly increase the rate of abstraction and therefore this proposal runs contrary to Horsham District Council's policy on water supply.

8). No provision has been made as to how to cope with the large amount of sewage that would result from this proposal. How would it be satisfactorily disposed of ? There does not appear to be any reference in this proposal as to where a new sewage treatment/disposal plant would be located.

9). From the 'social residential mix' point of view this proposal is also rather odd. 10 starter homes for the young and 72 for the old with nothing in between.

10). A number of recreational activities that take place currently on this site would be lost including wildlife watching, dog walking, walking and jogging would be lost.

11). One of the many concerning aspects of this proposal is that as far as I understand Sandgate properties are Speculators not Developers who attempt to secure planning permission before selling it on to a

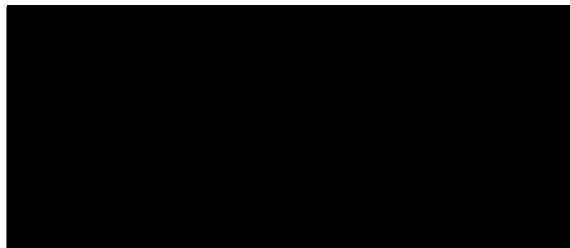
Developer.

This opens up the risk of a whole series of amendments being made to the proposal which could significantly alter it. Furthermore how long might it take for the Sandgate proposal to be sold ? Probably a long time adding to the million or so houses that have received planning permission but are yet to be built.

12). However there seems to be one extraordinary omission from this proposal and that is the absence of any affordable or social housing. The proposal looks for 72 units of Class C2 accommodation which are residential houses reserved for elderly people requiring some measure of care. The level of care required would vary from person to person, though usually a warden is needed on site (no warden's house or houses have been indicated) to answer any 'distress calls' from the elderly residents. Horsham District Council have confirmed that ALL residential developments of 10 or more houses must have some affordable housing (usually 35%). Please see 'Google' sheet attached.

I can only hope that planning permission for this proposal is turned down,

Yours sincerely,





Google

affordable housing in new developments

X   

Sign in

 All  News  Images  Maps  Books  More

Tools

SafeSearch

About 200,000,000 results (0.53 seconds)



Mid Sussex

<https://www.midsussex.gov.uk/housing-council-tax>

New Affordable Housing - Information for developers

7 Feb 2023 — The provision of a minimum of 30% on-site **affordable housing** for all residential developments providing 11 dwellings or more, or a maximum ...

<https://www.midsussex.gov.uk/housing-council-tax>

New Affordable Housing - Information for the public

11 Apr 2023 — We work with housing associations, developers, landowners and Homes England to provide **affordable housing**. Affordable rent homes are ...

People also ask

What does affordable housing mean on new builds?

Do all new developments have to have affordable housing?

Do developers need to provide affordable housing? In short, yes they do. The

Government's guidelines suggest that all BTR developments should have 20% of the site designated to affordable housing, although this can be challenged by local authorities should they wish to set a different proportion.



pettyson.co.uk

<https://www.pettyson.co.uk/about-us/our-blog>

What Is Build To Rent And How Does It Work? - Petty Son and Prestwich

Search for: Do all new developments have to have affordable housing?

How much of a development has to be affordable housing?

What is affordable housing UK new build?

How private developers get out of building affordable housing?

Will affordable housing affect my house price?

Feedback



Douglas and King Architects

<https://www.douglasandking.com/blog/affordable...>

Affordable Housing – An Update for Residential Developers

This aims to ensure that **affordable housing** is provided as integral to all development schemes which provide five or more net additional dwellings. The policy ...



Which.co.uk

<https://www.which.co.uk/.../First-time buyers>

Affordable housing: can you buy below market value? - ...

11 Jan 2023 — **Affordable housing** in new-build developments ... Around 92% of affordable homes provided in 2019-20 were new-builds, and this trend is likely to ...

Affordable housing in new... · Types of affordable housing



New Economics Foundation

<https://neweconomics.org/2022/02/how-private-de...>

How private developers get out of building affordable ...

8 Feb 2022 — Local authorities say how much **affordable housing** developers have to provide. So why isn't it getting built?