
From: Planning@horsham.gov.uk
Sent: 12 February 2024 18:07
To: Planning
Subject: Comments for Planning Application DC/23/0189
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12/02/2024 6:08 PM.

Application Summary

Address: Sandgate Nursery West End Lane Henfield West Sussex BN5 9RD

Proposal: Outline application for erection of a continuing care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 starter homes (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).

Case Officer: Amanda Wilkes

[Click for further information](#)

Customer Details

Address: 15 Hollands Road Henfield West Sussex

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment

Comments: My objection is based on the following reasons

1. Traffic

This development is located at the far end of the village, where there are only two potential exits towards the main road (Church Road and Nep Town Road), both of which are narrow and restricted by parked vehicles. Both of those roads struggle to handle the existing traffic - I

don't believe it could handle 200 more cars. When just one was closed during the summer (Nep Town Road), the increased traffic jams and pollutions caused a significant nuisance to residents.

Traffic has already been increased in recent years by the construction of the Bishops Park estate on West End Lane.

Hollands Lane is narrow and prone to flooding. Increasing traffic along there is in my opinion a threat to public safety.

Also, the development would increase traffic along Hollands Lane, which cuts across the Downslink, a public amenity which contributes to the village economy. There is a steep decline from the bridleway into the road. Again, increasing the traffic with 100-200 cars presents a risk to pedestrians, as well as those on bikes and horseback.

2. Loss of amenity

Both Hollands Lane and the Downslink are public amenities, which would be affected by this development. In the case of Hollands Lane, this route is used by walkers and those on bikes and horseback to travel to the River Adur. It is full of wildlife, and both Hollands Lane and the Sandgate Nurseries site itself is full of mammal and bird species such as woodpeckers, buzzards and tawny owls.

3. Overdevelopment

The site is outside of Henfield's built up area and would result in built-up area creep.

Moreover, introducing tarmac into the Hollands Lane to River Adur route increases the already significant risk of flooding in the immediate vicinity.

4. Consultation/local democracy

The site is not on the Neighbourhood Plan and was strongly opposed by residents during consultation on the Neighbourhood Plan. Most other suggested sites were preferred over this one.

Kind regards