

From: Planning@horsham.gov.uk
Sent: 12 February 2024 20:39
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 8:40 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: 18, Hollands Road Henfield

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: My objection is based on the following reasons:

- 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 c.200 more cars. When just one of these routes was closed during the summer (Nep Town Road), the increased traffic jams and pollution 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 and this has had a significant impact of the health and enjoyment of the area by residents and visitors to the South Downs Way.

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 c.200 cars presents a risk to pedestrians, as well as those on bikes and horseback.

- 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.

- Overdevelopment:

The site is outside of Henfield's built up area and would result in built-up area creep. The recent development of Bishop's Park at the top of Hollands Road has had a significant impact on the area. To add to this with another 50+ houses, (the development starting just a few hundred yards away from Bishops Park) will make the area even more noisy and busy, fundamentally changing the very nature of the local area which has always been peaceful.

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

- Loss of light and noise:

The development of 72 units of accommodation directly at the rear of my property will impact my entitlement to light and will increase the level of noise to an unacceptable level. It will totally change the character of the area and fundamentally impact my enjoyment of my property. The site is not suitable for such a big and imposing development and it will destroy what has always been a quite and peaceful area of the village. Additionally, it will directly impact the level of wildlife in the area. Currently I have deer, [REDACTED], fox and a wide variety of birds visiting my garden on a daily basis, this development will destroy animal habitats and directly impact the level of biodiversity in the area.

- Trees & Landscaping:

The trees and vegetation surrounding my property will be destroyed by the development of these dwellings. This will totally change the landscape surrounding my house and lead to a loss of biodiversity. The area of Sandgate Nursery is a known grazing area for deer as well as housing a wide range of other local wildlife, the loss of the wild landscape will totally change the character of the neighbourhood.

- 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.

Local plan:

The inclusion of this site conflicts with the agreed Neighbourhood Plan. In fact, the Sandgate

Nurseries site has been roundly rejected by residents at each stage. There was insufficient consultation. This is contrary to Horsham's own Statement of Community Involvement which is aimed at ensuring communities are involved in the early stages of the Local Plan and take proper account of local views.

Modifications: Remove the Sandgate Nurseries site and consider another approved in the Henfield Neighbourhood Plan

Kind regards