
From: Planning@horsham.gov.uk
Sent: 12 February 2024 20:44
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 8:45 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 Borrer Drive Henfield

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Highway Access and Parking

Comments: I am writing to express my concern regarding the proposed development on the site in question. There are significant uncertainties surrounding the ability of the land promoter to fulfill their commitments, particularly with no confirmed builder or management company in place. This lack of clarity raises the possibility of the final development differing substantially from the initial plans.

Moreover, the proposed development conflicts with established community plans, such as the Henfield Neighbourhood Plan.

The ecological importance of the site cannot be overstated, serving as a vital habitat for diverse wildlife and boasting historical significance with grade 2 listed buildings and the route of a new Horsham District Heritage Trail.

Transportation modifications, notably the proposed introduction of a chicane on West End Lane, present serious concerns regarding traffic congestion and safety, given the inadequacy of existing infrastructure.

Additionally, the risk of flooding, exacerbated by the site's topography and drainage issues, poses a significant threat to surrounding areas' safety and accessibility.

While the inclusion of affordable housing is commendable, further clarity is needed regarding tenancies and financial viability.

In conclusion, the proposed development deviates from established planning principles and presents considerable risks to the local environment and community. I urge the council to carefully consider these concerns and reject the planning application accordingly.

Kind regards