



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Sandgate Nursery, West End Lane, Henfield
DESCRIPTION:	
REFERENCE:	DC/23/0189
RECOMMENDATION:	Advice / No-Objection / Objection / More-Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	

MAIN COMMENTS:

Dear Amanda,

As an outline application, this has the same fundamental impact as DC/21/0908. My view remains the same in terms of the impact to heritage; that this will result in less than substantial harm at the lowest end of that scale. Both West End Lane and Hollands Lane are ancient access lanes to and from the river and the village. It is clear when looking at the existing footpaths and bridleways that these lanes were an important link between Henfield and Ashurst across the river. The Adur was navigable to Mock Bridge until the early nineteenth century and so this would have been an important transport link for the village until this time. West End Lane and Hollands Lane would have been much busier than they are today. However, they would have been country lanes bounded by farmland. The pattern of farms following the curve of the east bank of the river to Mock Bridge can still be seen on modern maps.

I understand this site has been subject to earlier, unsuccessful applications to develop. An important constraint was the proximity of Dears Farmhouse, now Camellia Cottage. The current application has sought to create a clear physical and visual buffer between the proposed development and the listed building. My view is that this will ensure some perception of separation between the suburban development and the historic farmhouse. However, there will be some impact within the wider setting of the listed building and this will result in less than substantial harm at the lowest end of that scale. The public benefits of the proposal should be weighed against this harm. Although the site is not within a conservation area it does have some interest in terms of its openness and reinforcement of the character of both ancient lanes. Development will result in a further suburbanisation of the west of Henfield and a dilution of the important transition between village and countryside. I imagine these issues have been discussed as part of the Neighbourhood Plan.

Regards,

Seán

ANY RECOMMENDED CONDITIONS: N/A**NAME:**

Seán Rix

DEPARTMENT:

Conservation

DATE:

10.10.24