
From: Planning@horsham.gov.uk
Sent: 17 July 2025 22:07
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 17/07/2025 10:06 PM.

Application Summary

Address:	Sandgate Nursery West End Lane Henfield West Sussex BN5 9RD
Proposal:	Outline application for erection of a extra care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 supported living units (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:	Fair oaks Lawyers lane Henfield
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Comments Details

Commenter Type:	Member of the Public
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:	Objection to Planning Application DC/23/0189 The proposed development is contrary to HDPF Policy 4: Strategic Policy - Settlement Expansion, as the site lies outside Henfield's designated built-up area boundary. It is neither allocated for development in the Horsham District Planning Framework (HDPF) nor in the Henfield Neighbourhood Plan, which was formally adopted on 23 June 2021. Approval of this application would create a concerning precedent for further speculative development beyond established planning boundaries. Access and Infrastructure Constraints

The current road infrastructure is inadequate to support additional traffic. West End Lane is narrow and single-track in parts, already experiencing congestion due to increased use from a recent nearby estate. Introducing additional vehicle movements from residents, visitors, and service vehicles will exacerbate traffic issues and compromise safety.

Lack of Sustainable Transport and Local Amenities

There are no pedestrian footpaths or public transport links serving this location. The absence of nearby shops or community facilities means future occupants would be entirely dependent on private vehicles, which runs counter to sustainability objectives and adds to local traffic pressure.

Water Neutrality Concerns

The site falls within the Sussex North Water Supply Zone, which is subject to restrictions due to the need for water neutrality. It is uncertain whether this development could be delivered in a way that meets the required water neutrality standards, raising serious concerns about compliance.

Flood Risk and Surface Water Run-off

West End Lane is known to experience regular surface water run-off. There are legitimate concerns that the proposed development would increase the risk of flooding in the area and negatively impact existing neighbouring properties due to additional surface water discharge.

Ecological Impact

The land supports a rich variety of local wildlife, including protected and priority species such as [REDACTED] bats, woodpeckers, and voles. Development on this site would pose a significant threat to these habitats and biodiversity more generally.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

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