

**Rye House
Hollands Lane
Henfield
West Sussex
BN5 9QY**

PLEASE reference this letter on the website as: 'RYE HOUSE 1 - LOCALISM'

Ms. Amanda Wilkes, Planning Officer
Horsham District Council
Park North
North Street
Horsham
West Sussex
RH12 1RL

5th June 2023

Dear Ms. Wilkes

Re: Sandgate Nursery, West End Lane, Henfield, West Sussex BN5 9RD
Reference DC/23/0189
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).

We write as owner and occupier of Rye House, Hollands Lane, a 9 acre property directly adjacent to the Sandgate site and separated only by the unmade-up section of Hollands Lane, some 50 yards west of the junction with Hollands Road. The proposed development site is less than 20 feet from our boundary.

We strongly oppose this application on the following grounds, or with the following comments.

Website - Document Titles

Please read this letter as our first and introductory letter and find also attached both this letter and additional letters on various different subjects of concern to and objection by the writers. We respectfully request that on the website you list these not as a number of letters titled simply 'Rye House, Holland's lane' but list them, for the ease of other users of the website, as we have requested at the head of each letter e.g. RYE HOUSE 4 - ECOLOGY.

Spatial Strategy and the Neighbourhood Plan - Localism in action

The community of Henfield has been asked to consider how and where they would like housing to be built to aid the pressing need and housing crisis. The population has not shirked their duty and has spent many months - years actually - and money, to prepare a Neighborhood Plan. All the public consultation and a 90% vote supporting the NP makes this a thoroughly sound example of what the law requires and the government wanted. This plan was in June 2021.

The people of Henfield have made it abundantly clear, through the HNP that new houses should only be built as infill and some to the south east but principally to the north and east of the village. What does this show? It shows that they do not want housing puncturing the substantially more rural and beautiful countryside south and west of the village. This is a strategic choice and should perhaps have been emphasized more strongly in the HNP but it is to the south and west that are to

be found the favoured walks, the Downs Link, the Tudor cottages, the stunning views of the floodlands and the South Downs etc. Henfield wants to keep this as it stands today and has provided sufficient housing solutions elsewhere. If asked to provide more in the future, it will not be to the south and west that the villagers will look.

Most importantly, it should be noted that the issue of Localism and the overriding importance of local opinion was resoundingly underlined in the Inspector's conclusion in the Appeal Case against development at Sandy Lane, Henfield (APP/Z3825/W/20/3261401, 19 August 2021, paragraph 64):

*“development of the appeal site would run contrary to community aspirations as expressed through the HNP. To allow this appeal so soon after the neighbourhood plan is made would significantly undermine public trust and confidence in the planning system. The community has engaged positively with the Government's neighbourhood planning agenda by agreeing a quantum of development with the Council and, through local consensus, identifying housing sites that would cause the least harm to planning interests. **The proposal would drive a coach and horses through this community-led process.**”*

It would be hard to find a more ringing, legal enforcement for Henfield being allowed to control its own destiny through the neighbourhood planning process.

We also note that the Parish Council, as representing the community, unanimously opposes this application.

Should permission be granted for the Sandgate site, the HDC would therefore be acting in flagrant opposition to local democracy, and that would constitute a political scandal.

Yours sincerely