

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 November 2025 21:07:43 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
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 05/11/2025 9:07 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:	Matthew Porter

[Click for further information](#)

Customer Details

Address:	10a Barforth Road london
----------	--------------------------

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping

Comments:

I formally object to planning application DC/23/0189 for an outline development of up to 82 residences at Sandgate Nursery, West End Lane, Henfield BN5 9RD.

My objection is based on the significant conflicts with local and national planning policies, specifically concerning environmental protection, spatial strategy, heritage impacts, and water management.

1. Water Neutrality and Harm to Protected Habitats

The site is within the sensitive Sussex North Water Supply Zone, requiring strict water neutrality. The application fails to demonstrate this can be met:

Zero Baseline Consumption: The site has had zero mains water consumption for over 20 years. Neutrality must be calculated against this baseline.

Unproven Mitigation: The proposal relies on unverified surface water discharge to offset high consumption without supporting hydrological assessments. This is not an established offsetting measure.

Policy Conflict: The failure to guarantee neutrality conflicts with the Habitat Regulations and HDPF Policy 31, which protect the Arun Valley protected sites (SPA, SAC, Ramsar).

2. Conflict with the Local Spatial Strategy and Neighbourhood Plan

The proposal undermines the adopted Henfield Neighbourhood Plan (HNP) and the Horsham District Planning Framework (HDPF):

Outside Built-Up Area: The site is outside the defined built-up area boundary (HNP Policy 1) and is not an allocated housing site.

Speculative Development: As a speculative application, it conflicts with HDPF Policy 4 and Policy 26, which protect the countryside from inappropriate, unallocated development.

Undermining Community Plans: Granting permission would disregard years of community effort in developing the HNP and erode public trust in the neighbourhood planning process.

3. Significant Biodiversity and Ecological Harm

The development threatens important local wildlife and disrupts ecological networks:

Disrupted Green Corridors: Hollands Lane and West End Lane are identified HNP wildlife corridors. Building here disrupts these vital connections to the River Adur floodplain and the Downs Link trail.

Inadequate Surveys: The application fails to mention the presence of rare species, such as the Brown Hairstreak butterfly, or adequately survey for protected birds (NERC Act 2006 S41 species), as required by Natural England's Standing Advice.

Conflict with Nature Recovery: The site is identified as a Biodiversity Opportunity Area. Offsetting loss elsewhere will not save the specific rare species present on this site.

4. Harm to Heritage Assets and Local Character

The development would irreversibly harm local heritage and the rural setting of the village:

Impact on Camilla Cottage: The development would eliminate the

rural setting of Camilla Cottage, a locally distinctive historic farmstead, compromising its special architectural and historic interest.

Hollands Lane Character: The historic, sunken Hollands Lane (in existence since at least 1548) is part of a new heritage trail. Its character would be fundamentally transformed by the development.

Access and Traffic: Accessing the site would increase traffic through the Henfield Conservation Area, home to over 60 listed buildings.

Conclusion

The application fails to address significant, unmitigated harm across multiple planning considerations. It is contrary to the HDPF, the Henfield Neighbourhood Plan, and the NPPF.

I respectfully request that planning permission DC/23/0189 be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton