

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 13 November 2023 17:31:36 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 13/11/2023 5:32 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

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Customer Details

Address:	28 Rectory Walk Storrington
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment

- Privacy Light and Noise
- Trees and Landscaping

Comments:

Please note that we object to the above-referenced planning application in the strongest possible terms, for the reasons given below.

Access. Both Hollands Lane and West End are old, narrow roads, unsuitable for vehicles larger than a modern car. If the planning application were to be approved, the construction period would result in large numbers of commercial vehicle movements; both roads are totally unsuited to large vehicles, especially of the type that would transport building materials.

Traffic levels. If approved, the development would generate a large number of vehicle movements, consisting of staff travelling to and from work, health workers visiting the residents, delivery vehicles bringing supplies, ambulances delivering and collecting residents, and relatives visiting the residents. Hollands Lane and West End are incapable of sustaining high numbers of vehicle movements.

Disturbance / noise levels. Due to the nature of the proposed development, there is a high likelihood of vehicle movements at all hours of the day, as, unfortunately but inevitably, there can be expected to be a high death rate at the facility. This would generate the movement of ambulances, doctors' cars, and morticians and funeral director vehicles, at all hours of the day and night, in what is at present a quiet, residential neighbourhood - unacceptable.

Loss of amenity. At present, the end of the garden of no. 30 Hollands Road borders only the disused nursery, and has good views out to the surrounding countryside. If the development were approved, our pleasant views would be replaced by those of brick walls and roofs - unacceptable.

Light pollution. Developments such as the proposed invariably have lighting which is kept on all night. We cannot accept the light pollution that this proposed development would generate.

Henfield Neighbourhood Plan. The proposed development is not included in the Plan, and therefore should be refused for this reason alone.

Water neutrality. The proposed development cannot demonstrate water neutrality; this is another significant reason for refusing the application.

In our opinion, the development should be refused, and, to prevent further speculative applications, the land referred to in the application be designated for agricultural use only. We would have no objection to the present closed nursery being re-established as a commercial business.

Kind regards