
From: Planning@horsham.gov.uk
Sent: 31 May 2023 19:52
To: Planning
Subject: Comments for Planning Application DC/23/0189

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 31/05/2023 7:53 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

[Click for further information](#)

Customer Details

Address: Lancasters Barn West End Lane, Henfield, West Sussex BN5 9RB

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment

Comments: I am writing to express my strong objection to the proposed Sandgate Nursery Housing Development, which has recently come to my attention. As a concerned resident of this community, I feel compelled to raise several significant points that warrant serious consideration before proceeding with this development.

Non-Compliance with the Neighbourhood Plan:

The Sandgate Nursery Housing Development is not identified in the Neighbourhood Plan for our community. The Neighbourhood Plan was carefully created to guide and protect our local environment, ensuring sustainable development and the preservation of our unique heritage. The introduction of a housing development that does not align with this plan undermines the principles set forth by our community and fails to consider the long-term effects on our environment and quality of life.

Destruction of Local Ecology:

The proposed development site, known for its wild nature, is home to a diverse range of flora and fauna. The destruction of this natural habitat will have irreversible consequences on our local ecology. Our community prides itself on its commitment to environmental stewardship, and this development threatens the delicate balance that currently exists. It is imperative that we preserve these habitats for future generations and the continued well-being of our local ecosystems.

Disruption to Heritage Trail:

The Sandgate Nursery Housing Development will directly encroach upon a heritage trail that holds historical and cultural significance to our community. This trail serves as a valuable educational and recreational resource, attracting locals and tourists alike. By building over this trail, we risk erasing an important piece of our heritage and depriving future generations of the opportunity to connect with our history. It is our responsibility to protect and honour our heritage, and this development undermines that commitment.

Traffic Congestion and Safety Concerns:

One of the key access roads impacted by the proposed development is Church Street, which intersects with London Road. The introduction of additional housing units will undoubtedly lead to increased traffic, exacerbating the already existing congestion in the area. This situation will not only inconvenience local residents but also pose potential safety risks to pedestrians and cyclists due to impaired sight-lines combined with another increase in traffic volume. The resulting traffic flow will impede access to essential services, and further burden our already overburdened transportation infrastructure.

Risk of Flooding:

The proposed Sandgate Nursery Housing Development is situated in an area prone to flooding. Constructing new buildings in this location poses a significant risk to both the future residents and the surrounding community. The potential consequences of flooding, including property damage and danger to human life, cannot be ignored. It is crucial that we prioritize the safety and well-being of our residents by avoiding developments in high-risk flood zones.

In light of these compelling concerns, I strongly urge you to reconsider and reject the Sandgate Nursery Housing Development proposal. It is imperative that our community's values, as outlined in the Neighbourhood Plan, be upheld and that we prioritize the preservation of our local environment, heritage, and quality of life.

Kind regards