
From: Planning@horsham.gov.uk
Sent: 31 May 2023 15:15
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 3:16 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: Juniper, West End Lane, Henfield, West Sussex BN5 9RA

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
- Trees and Landscaping

Comments:

I wish to object to this planning application on the following grounds:

1. As a resident of Henfield I voted in support of the Neighbour Plan in May 2021 which specifically excluded this site as an area for future development. Nothing in this opportunistic application has caused me to change my mind.
2. Vehicle access to the site is already problematic with the junction between London Road and Church Street, the main feeder for West End Lane, very tight. Similarly the highway between the Railway Inn at the end of Upper Station Road/the beginning of West End Lane and Beverley Road, the access to the Barratts Estate opposite the proposed development, is very narrow. This second area becomes extremely congested during weekends and bank holidays when visitors try and access the Downs Link Way. As there is no public transport anywhere nearby, virtually all access will have to be by car.
3. Current systems are inadequate in coping with the surface water run off from previous

developments. The ditches beside West End Lane are incapable of dealing with current heavy rainfall. With rainfall predicted to become heavier due to global warming, this development will reduce the amount of absorbent surface area available for this increased rainfall, as well as increasing the seasonal flooding of Holland Lane which lies to the south of the proposed development.

4. The area in question has become, over the years, a haven for wildlife. It is a precious area reclaimed by nature and is there for the benefit of all not just the nearby residents.

Kind regards