
From: Planning@horsham.gov.uk
Sent: 31 May 2023 13:38
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 1:39 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: 15 Beechings Henfield

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
- Other
- Overdevelopment

Comments: I wish to object to the proposed development of the Sandgate Nursery site, West End Lane.

Constructing a retirement community this distance from the village centre will pose severe challenges for residents needing access to shops since no bus services are available near the Sandgate site. It is unreasonable to assume all the retirement community residents will have access to a car or be capable of walking or cycling. Additionally, it will adversely affect staff commuting to the site. As someone previously employed within the care sector in Henfield, I can attest to the difficulty in recruiting and retaining staff in care facilities better served by local transport links.

Peak times on West End Lane are chaotic, and more traffic will worsen it. The approach roads struggle to cope with parking restricting access, regardless of which route is used to approach

the site. Increased traffic will also put Downslink users at increased risk, particularly as West End Lane is extensively used as parking for those accessing it.

The Hollands Lane pumping station is proposed to handle sewage from the development, despite being already overloaded and prone to failure. This has resulted in the station pumping raw sewage into the watercourse adjacent to it. Furthermore, the same station is proposed to handle the surface runoff from the site, which the watercourse is already struggling to cope with. This, in turn, has caused contamination of the access road to Rye Farm, a public footpath, the ponds, and brooks along it, leading to damage to the local plants and wildlife on the brooks South West of the Sandgate site. Ultimately, this pollution reaches the River Adur. Before proceeding with any additional development, it is imperative that the sewage problem is resolved and the system can handle the extra load.

The Sandgate Nursery site isn't in the Henfield Neighbourhood Plan as suitable for development.

Eighty-two units on a site as small as Sandgate is too many. It is clearly an overdevelopment of the site.

Kind regards