

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 May 2023 11:49:34 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
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 12:51 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: Lashmars Hall Stonepit Lane 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 - Trees and Landscaping

Comments:

The Development location is not sustainable, there are no public transport stops near the site, the nearest is ½ a mile away and only serviced once per day every other day and not at weekends. There will be a heavy reliance on the private car for the 82 units, plus the attendant trades, home delivery etc. The proposal in the application to install a 2 metre wide, footpath in West End lane will further significantly narrow the already narrow lane at a point of significantly increased traffic density along with "a single lane chicane arrangement" is quite frankly ludicrous. At time of writing, I cannot see any feedback from west sussex highways on this point.

The location of the development will adversely affect the setting of the significant Grade 2 listed Camellia cottage at Dears farm which is right next to the site.

To the south end of the site Hollands Lane is recognised as important and has been included in the Horsham District Heritage trail which is designed to encourage tourism and visitors to Henfield. Alongside the Wilder Horsham project has identified Hollands Lane and West End Lane as significant wildlife corridors, the development site has been abandoned for many decades and has become a significant haven and habitat for many species within that area.

Development of this site would lose all this habitat and adversely affect the Heritage trail and Wilder Horsham project. The site is not included in the current neighbourhood plan or local plan as it was not deemed appropriate for development. It is outside the built-up area boundary, does not have a defensible western boundary and a development here would risk further creeping development into the countryside outside the built-up area boundary.

In recent years there have been numerous applications to develop this site, DC/14/0588 for 72 off units, refused, recommended for refusal at appeal and refused by the secretary of state. Application DC/15/0412 for 82 off units, application withdrawn. DC/21/0908 for 51 units, refused. There were numerous sound planning considerations for these refusals and they remain as valid today as they did previously.

Lastly, it seems to be a seriously inappropriate location for a retirement community considering its remote location and associated long walk to all the village facilities.

Please reject this wholly unsuitable and speculative application.

Kind regards