
From: Planning@horsham.gov.uk
Sent: 31 May 2023 09:52
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 9:54 AM.

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: Buckwish Farm Buckwish Lane Henfield

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
- Trees and Landscaping

Comments: I want to object to the proposed development on the site of the abandoned Sandgate Nursery, West End Lane, Henfield. The proposal is to build a Retirement Community on the site, plus a small number of starter homes.

As someone in the age group that would make me a potential resident of this type of facility, this site is unsuitable for this development type for the following reasons.

- The location of the site is not viable due to its location. It is a substantial walking distance from the village High Street and facilities. There are no bus stops in the immediate vicinity, and the nearest, on Station Road, has very few services, predominantly very early in the morning and only outbound. There are no bus services from this area to the village to the nearest town

of Burgess Hill. There is minimal local community service, which is already heavily overstretched, expensive, and diminishing. This would isolate the residents unless they can drive, have access to a car, or are fit enough to walk or cycle.

- The limited availability of public transport will also undermine the viability of the ongoing management of the site. The existing village care facilities all struggle to attract and retain staff, as there is no local pool of potential employees, and those from further afield struggle to find timely and affordable transport. The developer must show who and how this can be delivered, or it risks being undeliverable.
 - The site is not in the recently adopted Henfield Neighbourhood Plan, which the local residents voted on and approved in 2021.
 - The proposed narrowing of West End Lane to facilitate the construction of a footpath will cause further congestion on this narrow lane, which has already become difficult to navigate since the completion of Bishops Park, developed by Barratts Developments in the last decade. Beyond the traffic at peak times, this will be a particular issue when the Downslink is busy, resulting in large numbers of cars parking on the streets in the area and unloading bikes, with families and pets accessing the bridle path.
 - The site has been abandoned for many years, longer than claimed in the application. It is now a haven for wildlife and plants, and has developed a rare ecological mix. The loss of this site would be a significant blow to Horsham District Council, Henfield Parish Council, Sussex Wildlife Trust and the local community's attempts to improve the local environment through such schemes as "Wilder Horsham".
-

Kind regards