
From: Planning@horsham.gov.uk
Sent: 30 May 2023 23:26
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 30/05/2023 11:28 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:	Buckwish Buckwish lane Henfield
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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 - Trees and Landscaping
Comments:	Regarding the Sandgate proposed development. I want to register my objection as I consider both the proposed nature of the development and the site unsuitable for multiple reasons outlined below: 1. The Sandgate site is not part of the Henfield Neighbour Plan, which was adopted in 2021 with overwhelming support from the local community (over 90% voted in favour). This plan reflects the clear opinion of the locals and should not be easily ignored just because a developer wants to build on a site not included in the plan. 2. Deer Farm is a Grade 2 listed building, and any development on its site will significantly impact its surroundings. The current plans propose building very close to Deer Farm, which will undoubtedly cause damage.

3. The Sandgate site, previously a Nursery, has not been commercially used since the 1990s. The claim in the current planning submission regarding recent commercial use is incorrect. Over the past 30 years, the site has developed into a unique environment featuring diverse soil types and habitats. This has attracted numerous flora and fauna, including rare and endangered species like bats and butterflies.
4. Viability is a concern as the existing plan fails to demonstrate a local demand for this specific type of development. The 2017 Henfield Parish Council Housing Needs Assessment does not identify any demand for this scale of development. Additionally, there is no plan in place for the delivery and ongoing management of the facilities, which has proven problematic with existing elderly care facilities in the village. This raises doubts about the feasibility of the proposed scheme.
5. The proposal also falls short in terms of affordable housing, as it does not meet the requirements set by the Horsham District Planning Frameworks, which mandate 35% affordable housing for developments with over 15 dwellings.
6. Transportation is another concern. West End Lane, which is mostly a single-track road, already struggles to handle peak time and weekend traffic, as it serves as overflow parking for those accessing the downs link. Narrowing the road further will exacerbate the problem. The proposal does not adequately address the safety of the many Downslink cyclists who would be forced to navigate through the new chicane alongside cars if they choose to use the new development to access the Downslink or turn west from the Downslink to reach the bridle path further along West End Lane at the intersection with Hollands Lane. Contrary to the proposal, there are no bus stops on Hollands Road, and the High Street, where most bus movements are concentrated, is a considerable distance for anyone with mobility issues, which is likely to be a significant percentage of a retirement community.
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Kind regards