
From: Planning@horsham.gov.uk
Sent: 29 May 2023 21:51
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 29/05/2023 9:51 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

[Click for further information](#)

Customer Details

Address: 18 Borrer Drive Henfield

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:
- Highway Access and Parking
- Trees and Landscaping

Comments: I am writing to express my strong objection to the proposed road layout outlined in the planning application referenced above. After careful consideration of the planning policy, relevant case law, and potential impacts on various aspects, I firmly believe that the proposed road layout would have detrimental effects on the community, safety, traffic flow, and overall quality of life in the area. I urge the planning authority to reject this application on the following grounds:

1. Planning Policy including Government Guidance:
The proposed road layout contradicts the existing planning policy and government guidance related to sustainable development, transportation, and community well-being. The development would result in increased traffic congestion and create an unsafe and impractical environment for both pedestrians and motorists.

2. Highway, Safety, Traffic, and Parking:

The introduction of a chicane to narrow West End Lane, a road that already struggles to accommodate current traffic levels, would exacerbate the congestion and safety issues. The proposed 2m wide footpath would further restrict the available space, making it particularly difficult for vehicles to navigate the lane, especially during peak periods and weekends when cars are parked along West End Lane for access to the popular Downs Link. The absence of adequate parking provisions for visitors would exacerbate parking problems, leading to increased on-street parking, hindering traffic flow and compromising road safety.

3. Loss of Trees:

The proposed road layout does not adequately consider the preservation of existing trees in the area. The removal or significant alteration of trees would result in an irreversible loss of greenery, negatively impacting the aesthetic appeal, biodiversity, and environmental sustainability of the locality.

4. Irrelevant Considerations:

Considering the lack of public transport facilities near the site, the proposed development's location raises concerns regarding accessibility, particularly for elderly residents. Additionally, the absence of proximity to shops and the omission of visitor parking provisions suggest a lack of consideration for the practical needs and convenience of future residents.

Furthermore, it is important to note that this site is not included in Henfield's Neighbourhood Plan (HNP), which passed an independent examination and received overwhelming support from the local community in May 2021. The exclusion of this site from the HNP was a result of careful evaluation, taking into account factors such as heritage, ecology, and sustainability. It is worth noting that the sites allocated for new homes within the neighborhood plan have yet started.

Kind regards