
From: Planning@horsham.gov.uk
Sent: 29 May 2023 19:13
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 7:14 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: 30 Fletcher Way Henfield

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Trees and Landscaping

Comments: I am objecting to the planning application for the development of the old Sandgate Nursery, between West End Lane and Hollands Lane.
This site was not identified for development in the agreed Henfield Neighbourhood Plan signed off by a huge majority in May 2021.
The development of this site has been refused permission twice before and there is no changes to the proposals that should overrule previous decision grounds.
The application includes for a major alteration to the traffic flow in West End Lane, which is already at peak volumes, due to the new development by Barratts adjacent. The traffic in West End Lane already has major bottlenecks from parked cars overflowing from DownsLink car park and customers using the Old Railway public house.
This proposal to reduce the width of the already narrow road and provide single way priority

will only cause further problems to current property owners in West End Lane and on the Bishop Park Deveopment. To consider putting such a traffic priority scheme on the main exit of the Bishop Park Estate cannot be justified as the waiting traffic will be backed up in both directions.

The planning application is for a further 72 units and 10 starter homes and this would increase vehicle flow into a dangerous limit for such a narrow road as West End Lane which is already at peak levels. The planning application is for a continuing care community which will result in extra visitors and family vehicles attending every day.

There is no public transport in the near vicinity that could be utilised and so many more vehicle journeys will be made.

I therefore as you to once again refuse permission on this planning application due to the above reasons.

Kind regards