
From: Planning@horsham.gov.uk
Sent: 29 May 2023 18:58
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 6:58 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: 4 Barn Cottages Staples Barn Lane Henfield

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Other
- Privacy Light and Noise
- Trees and Landscaping

Comments: periods and weekends when vehicles park on West End Lane for people to access the popular Downs Link. There are no public transport facilities near the site, so residents would be dependent on car travel. All the internal roads within the village struggle to cope with the current traffic levels. Notable problem areas that will have to take the traffic accessing the site include the junction of Church Street and London Road (the High Street), and Nep Town Road, particularly around the intersection with Blackgate Lane.

Flooding - The southwestern corner of the site experiences flooding. The proposal suggests redirecting the runoff from the whole site to the southern side. However, the current runoff from

the South Eastern part of the site already overflows the adjacent Hollands Lane drainage ditch, causing flooding across the Hollands Lane bridle path. Furthermore, the site releases water onto the bridle path from the South Western part of the site, where there is no watercourse to drain the runoff from the bridle path. Unfortunately, the clay soil and topography cause the path to flood across its entire width, which drains slowly by soaking into the clay and evaporation. Last winter, runoff from the Sandgate site blocked the Hollands Lane Bridal Path for more than six weeks, forcing pedestrians, cyclists, and horse riders to use the adjacent fields for safe passage before rejoining the bridal path. The Sandgate site forms part of this diversion. If the site is developed, this alternative route will no longer be accessible, resulting in the site's runoff blocking the bridle path during wet periods. Additionally, the proposal fails to address the management of runoff from the northern sloping area of the site. The ditches along West End Lane to the West of the site frequently flood from the runoff from the surrounding land, including Sandgate, causing water to flood across the lane to the West, posing a significant threat to properties in the past and regularly flooding the junction of West End Lane and Lawyers Lane. Any increase in runoff caused by the hard surfaces must be accounted for. To comply with current policy, any development of this site must not cause or make any existing flooding issues worse.

Affordable Housing - The proposal includes for ten starter homes. It needs to be clarified what kind of tenancies will be available and how these will be financially viable.

Kind regards