
From: Planning@horsham.gov.uk
Sent: 29 May 2023 17:01
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 5:02 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: 15 Hollands Road 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

Comments: I live close by the site, at the bottom of Hollands Road.

1. This development constitutes a material risk to my property. The flooding that has occurred on the Hollands Lane bridlepath is at risk of creeping further as a result of overdevelopment, loss of green space to absorb rainfall etc. With the river valley floods each year creeping up the lane to Rye Farm, overdevelopment significantly increases the risk of flooding.

2. This site was already considered and rejected as part of the neighbourhood plan, which we voted on fairly recently. The houses agreed on that plan have not yet been built.

3. We already have a problem with traffic cutting through Hollands Road as a result of the development at Bishops Park. This development would increase traffic volumes and constitute

a safety risk.

4. The site is a wildlife haven for multiple species, with a range of habitats. Hollands Lane and West End lane have been identified as significant wildlife corridors in Horsham's Nature Recovery Network - which this site would jeopardise.

5. Overdevelopment - this site would make the urban footprint of the village much bigger and lead to more urbanisation, creeping west.

5. Several factors make this location historically important. Camellia Cottage at Dears Farm, a significant grade 2 listed building, is immediately adjacent to the site in the northwest corner, and the development risks negatively impacting it. To the South of the site, the importance of Hollands Lane as the 'Old Port Road' has now been recognised in the route of a new Horsham District Heritage Trail. The trail is intended to encourage tourism, but housing development would harm the authenticity of the historical setting. Indeed, the developer's own archaeological report advises that due to a clear potential for early prehistoric remains across the site and the high significance of such remains should they be present, an archaeological evaluation should be carried out before any development is permitted.

Kind regards