
From: Planning@horsham.gov.uk
Sent: 29 May 2023 11:41
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 11:42 AM.

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: 37 The Hooks Henfield

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

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

Comments: I wish to object most strongly to this proposal on a number of counts. First and foremost, this site is NOT included in Henfield's Neighbourhood Plan (HNP) and indeed is vigorously opposed by Henfield Parish Council. The HNP, which underwent an independent examination, was voted through by the local community with a huge majority in May 2021 and as far as I am aware still remains in force. The site in question was indeed considered for possible inclusion within the HNP but was not included because it would negatively impact heritage, ecology and sustainability. With respect to heritage, the proposed site includes several grade 2 listed buildings of historical importance and an area recognised in the route of a new Horsham District Heritage Trail. The historical importance of this location has indeed been highlighted in the developers own archaeological report which advises that due to the very high potential for early prehistoric remains across the site an archaeological evaluation should be carried out

before any development is even considered let alone permitted. In terms of the potential negative impact on the ecology of this site should development on the western edge of the village occur, again I would refer you to the 2021 HNP cited above. The HNP identified this area as a significant wildlife corridor since it is rich in a wide range of flora and fauna. The HNP considered the ecology of the area in considerable detail and concluded that preservation of this wildlife corridor of utmost importance and I urge you to read this Plan in detail prior to making any decisions. Last but not least the proposed site is not sustainable in terms of transport. A development such as this would undoubtedly increase in traffic along a road which is extremely narrow, and access via New Station Road and Nep Town Road already causes problems for local residents due to the number of cars, heavy vehicles and speed. Walking along the road there is hazardous and further development will exacerbate the danger to pedestrians, cyclists and drivers alike. For the above reasons, I urge rejection of this proposal.

Kind regards