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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/Z3825/W/24/3345055

DETAILS OF THE CASE

Appeal Reference	APP/Z3825/W/24/3345055
Appeal By	MR D IVES
Site Address	Land Parcel At 520128 116244 Stonepit Lane Henfield West Sussex BN5 9QU

SENDER DETAILS

Name	[redacted]
Address	STONEPIT LANE HENFIELD WEST SUSSEX BN5 9QU

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☑ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☑ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I am writing as the nearest neighbour and owner of Stonepit Nursery to OBJECT to the application DC/24/0367.
I have objected to the previous proposals on this site : DC/21/2490 AND DC/23/2100.

Henfield Neighbourhood Plan sets out in policy 1. a spatial strategy founded on solid physical geography considerations.
There is a sandstone ridge approximately 150 mtrs from the nursery to the south west where our nearest neighbour in that direction is situated at FLOCKTONS. The proposed site sits between the two properties in the natural woodland hollow created by this geology.
A BRITISH GEOLOGICAL SURVEY (found online and can be viewed on a previous application DC/1524 within the CONTAMINATION REPORT) identifies an area of flooding 50 mtrs away from my site (in the quarry hollow and lane) which is attributable to SURFACE DEPOSIT FLOODING.
This is a site NOT SUITABLE for habitable accommodation.
Stonepit Lane can only be accessed via two lanes(Church Street and Nep Town Road) which are both located in the historic Conservation Area in the centre of the village. These lanes are already congested with traffic and parked cars.
Stonepit commences off of West End Lane and is narrow, virtually single tracked with bracken heavily lining it which disguises deep ditches on both
sides. Totally unsuitable for larger vehicles and highlighting the fact that the local highway network is TOTALLY INADEQUATE TO ACCOMMODATE DEVELOPEMENT.
Henfield's spatial strategy seeks to protect the area of the village where this application is sited, to the west of the village towards the River ADUR, where this track leads, rich in wildlife and forming part of the social history of the village. The stone from the quarry has been used to build HENFIELD CHURCH, this site should not instigate the LOSS OF AN INTEGRAL PART OF HENFIELD'S HISTORY .
The HENFIELD NEIGHBOURHOOD PLAN has already brought forward 280 new homes to the north and east of the village with a site for gypsy caravans permitted along FURNERS LANE to the east.
Most importantly this potential developement IS NOT WITHIN THE DEFINED BUILT - UP AREA OF THE NEIGHBOURHOOD PLAN AND IS NOT CONCORDANT WITH LOCAL AND NATIONAL POLICY FOR THE MANAGEMENT AND DEVELOPEMENT OF THE COUNTRYSIDE.
To allow this site would undermine the local communities aspiration to balance the need for more housing whilst keeping the RURAL HERITAGE, NATURAL LANDSCAPE AND WILDLIFE IN THE AREA.