
From: Planning@horsham.gov.uk
Sent: 06 June 2023 12:45
To: Planning
Subject: Comments for Planning Application DC/23/0189
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 06/06/2023 12:46 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: 19 Lower Faircox Henfield

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Overdevelopment

Comments: This development is outside the planning limits of the Neighbourhood Plan and has been refused before. The site is not suitable for a large development due to the road access being narrow, no street lighting and no pavements for residents to use. The suggested homes for the older population are not suitable in size, arrangement of rooms and distance from the village. The properties are too big, have little adaptations made internally and there are no wet room facilities in the upstairs bathrooms. I am not sure why cycle stores are listed - a garage and a suitable space of a mobility scooter to be stored and charged would be more appropriate if this scheme was suitable for the proposed housing. The number of starter homes is too low for the village requirements. Flats would be a better option for some of the development. Landscaping is promised but who will be responsible for the

maintenance. Will WSCC be adopting this road scheme and development or will it need managing by the occupants?

There appears to be no guarantee that the homes would be protected for the older or starter home clients as defined in the proposal. Without this the properties will just enter the market as homes.

In addition more information is needed about the proposed medical centre, catering and laundry - are these to be a council supported scheme or privately run and therefore unlikely to prosper in this location as the currently closed shop proves. This end of the village is not supported by commercial businesses and it would need more than those listed to make it a viable alternative to the High Street.

The scheme makes reference to a bus service - this is a bus that leaves at 6.45am once a day. There is no regular bus service using West End Lane and it would be a considerably longer walk into the village centre for those with poor mobility.

The development of this land is just another example of the wrong type of homes, no infrastructure and loss of what is green space.

Kind regards