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From: [REDACTED]
Sent: 30 May 2023 18:23
To: Planning
Subject: DC/23/0189

[REDACTED] [REDACTED]

[REDACTED] of 3 Chestnut End, Henfield, BN5 9PG

To whom it may concern,

I wish to state I object to and am against planning application DC/23/0189 to develop Sandgate Nursery, Henfield.

Neighbourhood Plan: I note that Henfield Parish Council are against the application on this site and it is not part of Henfield's Neighbourhood Plan. This site has not been included because of concerns for heritage, sustainability, flooding and ecology.

Ecology: The site has been derelict for 20 years, is used by walkers and is now a rich haven for wildlife. If it is developed then walkers will lose their opportunity to walk and wildlife, both flora and fauna will be decimated. The Wilder Horsham Project maps existing important wildlife corridors and sites. 2021 HNP considers d Hollands Lane and West End Lane to be significant wildlife corridors, that would be destroyed were to the planning application be approved.

Heritage: Camellia Cottage, (Dears Farm) is a Grade 2 listed building adjacent to the site's north west corner and its historic setting would be diminished by the proposed building. To the south, Hollands Lane is part of a new Horsham District Heritage Trail, which it is hoped will encourage tourism to Henfield and support local businesses such as cafes, pubs, other shops. Building so near to the trail would have a severe impact on the trail's historic/heritage/rural setting.

Flooding: I am a keen walker and have personal experience of the flooding in the area, that can close off opportunities to walk on the bridleway around Hollands Lane for weeks on end in periods of heavy rain, especially during the winter months when the clay becomes impassable. The south west and south east parts of the site proposed for building are unable to cope with heavy rain.

Proposed Retirement Community and Affordable Housing: Is there evidence for demand for a new retirement community and 10 starter homes? We already have new developments in the village and it's my understanding that there isn't a need for any more starter homes. The land hasn't been sold and no company has put themselves forward to run a retirement community with continuing care.

Incremental urbanisation: If this site is approved for the development, it makes it more likely that there will be further development down West End Lane, thus making a rural environment more urban and decreasing the flora, fauna and wildlife of the area, which is precious to so many.

Transport: West End Lane is a narrow single track road, where many people park especially at weekends and bank holidays to use the Downslink cycle track. The submitted planning application suggests that a chicane would be added, but this would further narrow West End Lane. and cause real problems to drivers, cyclists, horse riders and pedestrians. There is no public transport and the way out of the village would be for car drivers to go via Church Street or Nep Town Road, both roads that can become congested at certain times of the day. Since a retirement community is being proposed, it would be too far for retirees living there to regularly walk to the village centre as the development would be on the outskirts of Henfield. The roads here already become congested and parking can be difficult. This development would worsen the situation. For those living in the starter homes, they would need to be able to afford to run a car/motorbike or scooter as the site is so far from the main north/south road through

Henfield. The occupants would be likely to be of working age and would most likely need to commute out of Henfield to find work. Public transport is not good, so they would need a car or similar to get themselves to and from work.

Infrastructure: is there capacity at the local medical centre to take on new patients? I doubt it.
Does the primary school have capacity to take on new pupils, who might be living in the starter homes?

For the above reasons, I wish to object to planning application DC/23/0189 Land in Henfield at Sandgate Nursery.


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