

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 21 July 2025 08:50:12 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
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 21/07/2025 8:50 AM.

Application Summary

Address:	Sandgate Nursery West End Lane Henfield West Sussex BN5 9RD
Proposal:	Outline application for erection of a extra care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 supported living units (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: The Henfield Hall Coopers Way Henfield West Sussex

Comments Details

Commenter Type:	Parish Council
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	
Comments:	Objection - all agreed. As this Committee has already commented before and re-iterates those objections in that this planning application fails to comply with the following:-

Henfield Neighbourhood Plan (HNP) 2021

Policy 1: A Spatial Plan for the Parish

P1.2 The proposed development is outside the Built-Up Area Boundary (BUAB) and does not conform to HDPF policies

The site is outside BUAB, does not meet the criteria for development in the countryside to justify its location

Policy 10: Green Infrastructure and Biodiversity

P10.2 The proposed development does not seek to maintain or increase biodiversity,

P10.3 The proposed development does not enhance the amenity value of the existing landscape. It does not enhance the site and its surroundings, nor positively contribute to the landscape character of the area

The Parish Council would like to draw attention to Henfield Housing Needs Assessment (Reviewed October 2017) prepared for The Henfield Neighbourhood Plan 2017-2031.

Section 3.7.1

Given the significant forecast increases in people aged 75+, it is appropriate for policy to provide support for a significant quantum of sheltered 30 and extra care 31 housing as part of the delivery of new housing

This estimates, using LIN's housing calculator produces the following additional housing:

conventional sheltered housing units = 11 (rounded);

leasehold sheltered housing units = 22 (rounded);

enhanced' sheltered units, split 50:50 between those for rent and those for sale = 4

extra care housing units for rent = 3 (rounded);

extra care housing units for sale = 6(rounded);

specialist dementia care homes = 1 (rounded)

Section 3.7.2 Retirement villages

220. It is important to note that there is no obligation for these all to be provided within the parish itself and clearly in some cases, such as providing a single specialist dementia care dwelling, it would not be economically feasible to do so. As such, these 41 specialist dwellings need not be thought of as all needing to be provided within the neighbourhood plan housing target- rather, there will be some overlap between these dwellings and the target, depending on the number that could be provided within the parish itself.

223. Given the numbers of units that result from the HLIN analysis, there is a need for appropriate housing for older residents and a careful assessment should be undertaken as to the suitability of the settlement for development of this kind. Accessibility to key services is an important consideration, as well as sustainable transport connections that enable staff to come and go. For this reason, other settlements in the area, such as Steyning, Worthing, Lancing or Shoreham may be more appropriate locations.

Henfield currently has 5 retirement/sheltered housing locations, 2 nursing homes and a day centre giving dementia care.

The application is contrary to the Horsham District Planning Framework, Specifically HDPF policies:-

- Policy 1 as it is not an identified site in the current Local Plan or Neighbourhood Plan
- Policy 2 as it does not maintain the districts rural character; as not a strategic development; and does not focus development around Horsham
- Policy 4 as it is not allocated in the Local or Neighbourhood Plan and would be the expansion of an existing settlement
- Policy 18 'Retirement Housing and Specialist Care' as it will not cater to those on lower incomes. It does not accommodate a range of needs, include some affordable provision or an appropriate financial contribution, and contribute "appropriate services and facilities". Also there is no evidence of how an exclusively over 65 age policy will be administered or enforced (unlike other retirement premises)
- Policy 25 as it does not protect, conserve enhance the natural environment and landscape character; nor does it conserve or enhance the setting from the South Downs National Park to the south.
- Policy 26 as it is outside the BUAB; does not support the needs of agriculture or forestry or extraction of minerals or disposal of waste
- Policy 30 as there will be adverse impacts on the views from the South Downs National Park to the south
- Policy 32 as it does not complement locally distinctive character and heritage of the district; or integrate with the historic surroundings of Dears Farmhouse and Camelia Cottage
- Policy 34 as it does not make a positive contribution to the historic setting of Dears Farmhouse and Camelia Cottage
- Policy 40 - Sustainable Transport. There has no access to public transport

The proposed development of a "retirement community of up to 72 units" has marked differences from that which is currently the standard for other retirement locations in Sussex

In the main retirement locations will be

- Predominately apartments - the few cottages or bungalows have
 - 1½ floors and a ground floor bedroom (or study which could become a ground floor bedroom) or lift
 - Adapted for changing needs e.g. wider doors to be wheel chair accessible if required
 - Provide Communal gardens as opposed to private front and rear gardens
 - Exclusively leasehold
 - Provide one car park space per unit not two
 - Have Age exclusive conditions
 - Have access to public transport- as opposed to the one bus at start of day from the depot and
 - one bus back to the depot at night as claimed by the applicant to be a bus service
 - Provide onsite communal recreational facilities
-

The Parish Council also questions the on-site "medical centre" which is a support building as the real Medical Centre for appropriate NHS Health care is a mile away.

In a previous planning application DC/21/0908 for 51 dwellings, states that 25 two-way trips in the morning and 23 in the afternoon. In the transport statement, 22/070/31A, Table 6C for 72 + 10 units gives 19 two way trips in the morning and 17 in the afternoon.

We note on the plan SNH/P23/02 that every property has parking provision for two cars with 5 spaces at the medical centre. With 72 CCRC units, 10 starter homes and the medical centre that gives the total number of proposed parking space of 87.

The plans and transport statement dramatically underestimates the ownership, movements and impact of cars to an already congested road that leads to the main village centre. This has already been proven with the construction of Bishops Park where cars overspill onto West End Lane causing traffic and congestion issues. With the infrequent public transport links to the village car use will be the primary mode of transport for most residents.

This Committee notes that there are already 164 local resident objections to this planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton