

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 July 2025 15:44:25 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 22/07/2025 3:44 PM.

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:	Fursdon West End Lane Henfield
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise

Comments:

1.
The proposed development is located outside Henfield's designated BUAB and directly contravenes local planning policy. The Horsham District Planning Framework (HDPF) and the Henfield Neighbourhood Plan (HNP) both prioritise development within or adjacent to the BUAB to ensure sustainability, protect the countryside, and focus growth in planned, allocated areas.
 2.
This site is not identified as suitable or allocated for development in the HNP, which represents the democratically agreed vision for local growth. Approving development here undermines the neighbourhood planning process and sets a dangerous precedent.
 3.
West End Lane is narrow, with single-track sections and no footpaths at this section. It is already overburdened with traffic, and the proposed development would introduce significant additional vehicle movements - including staff, visitors, delivery vehicles, and medical services - which the road cannot safely accommodate.
 4.
The absence of pavements makes pedestrian access unsafe, particularly for older residents and staff. The site does not support safe walking and is not served by existing bus routes. This isolation will promote private car use and vehicle dependency.
 5.
The land is known to support a wide range of species, including rare birds, reptiles, insects, mammals, and wildflowers. Development would result in significant habitat destruction and biodiversity loss.
 6.
The proposal would overdevelop and urbanise an unspoiled setting, harming the intrinsic character and beauty of the countryside. The development would not integrate with the local landscape and would significantly alter the area's visual amenity causing noise and light pollution.
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Kind regards

Telephone:

Email: planning@horsham.gov.uk



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 Eaton