

From: Planning@horsham.gov.uk
Sent: 01 March 2024 10:37
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 01/03/2024 10:37 AM.

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: Streamways Lower Station Road Henfield

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments:

- 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 - 1 ½ 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

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.

The west side of the settlement of Henfield is a overarchingly rural area, with traditional farmlands, fields, hedges and veteran trees gradually sloping to the floodable meadows in and near the Adur valley. The floodable meadows, those particularly near Henfield are known as the 'Brooks' and turn into a shallow estuary each year, well attended by flocks of water birds. The western side of Henfield on the lower ground also has a high water table, due to it being on the lower ground, the presence of a stream, and the various springs which close by which all contribute to the high water table. On a regular basis, we have Southern Water coming to the small depot on Hollands Lane dealing with various water/sewage issues.

Because of the river and floodable landscape, there has never been a road exit out of the Henfield going westwards, so all traffic needing to leave Henfield must use either the roads leading to Church Road and exiting onto the High Street, or the road through 'Nep Town' and exiting onto the road at Barrow Hill to go on to Shoreham etc. Church Road in particular is narrow and already at capacity with the increased traffic caused by the Barratt development at West End Lane. St Peter's primary school in Fabians Way mean that alot of families and young children walk to school along this route. A further increase in traffic on this west side will begin to destroy the viability of families and children being able to walk to school, and will place a completely illogical pressure of cars upon the rural fringe of the village.

On the countryside in this area of the village, Sandgate itself was good agricultural land that grew soft fruit and salads. In the years it has been left to itself, wildlife has flourished: nightingales, woodpeckers, owls, an array of small birds, various mammals, and a plethora of pollinating insects and butterflies flourish here. There are veteran trees along the adjoining footpath listed on the Ancient Tree Inventory under the Woodland Trust. This hedgeline is also old and in the process of being added the Inventory. Old hedgerow and old trees expand westwards from this site - reflecting the fact that Hollands Lane itself is very ancient and relates to medieval times - please reference sources to verify this.

It would be highly damaging to this side of the village to pursue the Sandgate site for housing - and there has been a total absence of proper research and consultation. Housing officers at Horsham District council have failed to properly assess and inspect this site in the context of its immediate environment, and in that respect have treated the planning system in a cavalier manner. [REDACTED]

Kind regards