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Layspring
Lawyers Lane
Henfield
BN5 9QS

Horsham District Council,
Parkside Chart Way,
Horsham,
West Sussex
RH12 1RL
24th February 2024.

Dear Sir/Madam,

Ref: DC/23/0189 Sandgate Nursery, West End Lane, Henfield, West Sussex BN5

9RD - erection of a care retirement community of up to 72 units of accommodation
and up to 10 starter homes.

We feel that there are 4 key areas of significant concern which would make this planning
application untenable.

These are:

- 1. WATER NEUTRALITY**
- 2. BIODIVERSITY AND ECOLOGY IMPACT**
- 3. LOCAL ROAD INFRASTRUCTURE**
- 4. LOCAL PLANNING POLICY**

WATER NEUTRALITY

- It appears there has been no consideration for Water Neutrality or Water Efficiency and how this could be achieved.

BIO DIVERSITY AND ECOLOGY IMPACT

- There appears to have been no detailed assessment of the impact of the development of the local wildlife of the area.

LOCAL ROAD INFRASTRUCTURE

- Local Road infrastructure – specifically West End Lane, Holland Road, Holland Lane, already is a pinch point with no pavements especially after the latest developments. It is dangerous and not suitable for such a large increase in traffic. There are no pavements in the immediate vicinity and if they were to be built it would have a further impact on the size of the road, which is already difficult for two-way traffic.

LOCAL PLANNING POLICY

- The Henfield Neighborhood Plan (HNP), which was drawn up following consultation with village residents, sets out a Spatial Plan for the Parish and recommendations for new development sites. Hundreds of local volunteer hours were expended to help develop a democratic solution to increasing the number of houses in Henfield. This plan seems to have been completely ignored and a blatant disregard to the democratic process.

On the basis of the above considerations, we object in the strongest terms to the proposed development of the Sandgate Nursery site.

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