

From: Planning@horsham.gov.uk
Sent: 05 June 2023 20:36
To: Planning
Subject: Comments for Planning Application DC/23/0189

Categories:

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 05/06/2023 8:37 PM.

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: Meadowside Church Street Henfield

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity
- Other

Comments: This site is not included in the Henfield Neighbourhood Plan.
The site is directly adjacent to an ancient thoroughfare called 'Old Port Road'; the development would adversely affect the ambience and setting of this thoroughfare which is used by horse riders, walkers and dog walkers. The site is adjacent to a Grade2 listed property which will be negatively affected.
The site is an area that has lain undisturbed for many years and is a haven for wildlife - [REDACTED], foxes, bats, reptiles such as grass snakes and slow worms, migratory birds such as Chiffchaff, Blackcap, Common Whitethroat, red listed birds such as House Sparrow and Starlings all use this site. A professional Ecology Survey must be conducted.

Transport links from Henfield are very poor with just one bus an hour going to the nearest town of Horsham and the city of Brighton and Hove, with b buses on Sundays. Most residents would need their own transport and would be visited by people using their own transport increasing the volume of traffic between The Old Railway Pub and the site considerably. West End Lane is already just wide enough for two vehicles and this route is used by walkers. The installation of chicanes would cause traffic jams. The increase in car traffic would also add to the volume of traffic using Church Street and the junction with the High Street which already suffers from snarl ups throughout the day and rising air pollution. There has been recent flooding when run off from Sandgate Lane blocked the Hollands Lane Bridal Path, any building on this site would increase the possibility of future flooding.

Kind regards