
From: Planning@horsham.gov.uk
Sent: 23 May 2023 16:33
To: Planning
Subject: Comments for Planning Application DC/23/0189

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/05/2023 4:35 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: 3 Borrer Drive Henfield

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: Another year and another application to develop the Sandgate Nursery site. This application should be rejected for the same reasons that all the other Sandgate Nursery applications have been turned down repeatedly.

This site still does not feature for development on the Henfield Neighbourhood Plan. After an extensive public consultation, the Neighbourhood Plan identified 4 sites within Henfield for future development but Sandgate Nursery was excluded as it was not deemed appropriate. The development also contravenes Horsham District Framework Policy 4 which says development should only take place if it is, 'in the local neighbourhood plan'. It also says the development should be, 'appropriate to the scale and function of the settlement type'. Clearly a development this large is not of an appropriate scale. In rejecting a previous application on this

site the Secretary of State acknowledged that this appeal site was suitable for 40 units but this new application is for 82 units and is thus clearly not suitable for a medium sized village such as Henfield.

The new development will also create considerable access issues along West End Lane. This narrow lane already experiences considerable volumes of traffic and has a particular bottleneck at its narrow entrance to the London Road. The extra traffic generated by this development will further exacerbate this problem.

This site also seems an inappropriate location for a retirement community due to its out of village location and associated long walk to the village centre.

The proposed site is also in close proximity to a listed building (Camelia Cottage) and this new development would harm the setting of the listed building.

Kind regards