

6 Bishop Croft
High Street
Henfield
BN5 9DA

Planning Received

28 FEB 2024

Name:

Ref: DC/23/0189

Horsham District Council,
Parkside Chart Way,
Horsham,
West Sussex
RH12 1RL

26th 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 request that the above planning application be refused on the basis of the following key objections:

WATER NEUTRALITY

1. We understand that the proposed development site falls within the Sussex North Water Supply Zone, within which water neutrality is a key consideration in any application. Specifically, new developments within the zone must achieve water neutrality such that water use is no greater than what it was before the development took place.
2. The site comprises an old plant nursery, which has been unused for c.20 years and with zero usage of mains water, the requirement to achieve Water Neutrality should therefore be considered and calculated against a baseline of zero water consumption.
3. Water demand for the scheme, including up to 72 units of accommodation, 10 starter homes, and associated on-site facilities appears not to have been assessed in any detail as part of the application calculated. If they have, they should be included in the proposal.

4. There is reference to water efficiency measures being incorporated to limit daily use of water to 85 litres per resident but there is no reference to whether what the impact of this would be to achieving neutrality.
5. The reference to surface run-off water from the site mitigating the impact of this consumption is unsupported, particularly in light of the ongoing impact of climate change for local annual rainfall levels.

BIO DIVERSITY AND ECOLOGY IMPACT

1. There appears to have been no detailed assessment of the impact of the development on the local flora and fauna of the area, which we all enjoy and are important for maintaining Henfield's eco sustainability.
2. There appears to have been no detailed assessment of the impact of the development on the local wildlife including wild birds (both breeding and migrating), bats and breeding deer.

LOCAL ROAD INFRASTRUCTURE

1. Local road infrastructure – specifically West End Lane, Holland Road, Holland Lane – already struggle to handle traffic volume. Some of the road infrastructure is practically single lane and, with roadside parking, creates dangerous restriction to visibility for both road users and pedestrians.
2. The proposed site would generate additional traffic volume, which would increase the current dangers.
3. Given the rural and relatively remote location of the proposed site, it is unlikely that public transport would form a material component of the transport infrastructure for new site residents.

LOCAL PLANNING POLICY

1. Notwithstanding the shortage of residential property in Sussex, Horsham District Council is obliged to consult with local residents in relation to proposed new developments which would have the potential to impact local communities.
2. The Henfield Neighbourhood Plan (HNP), which was drawn up following consultation with village residents, sets out a Spatial Plan for the Parish.
3. Whilst the HNP allocates sites for 270 new dwellings, it does not include the proposed site.

4. The proposal is also in conflict with the Spatial Plan within the HNP Policy.

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

