



Due South
Hollands Lane
Henfield
West Sussex
BN5 9UL

26 February 2024

Horsham District Council
Planning Department
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Dear Sir/Madam

Re: DC/23/0189 – Planning Application for 72 Units and 10 Starter Homes – Sandgate Nursery

I would like to raise my concerns and objection to the above mentioned properties being developed on the Sandgate Nursery land.

At present, the land in and around the Hollands Lane area and potentially wider areas around the village, are unable to cope with the growing demand of services due to the amount of new developments across Henfield whilst still trying to support the village as it was designed for.

Access in and out of the village is limited and has been placing a huge strain across road surfaces, easy access is restricted due to the growing amount of cars per household, let alone, the amount of speeding cars which has escalated. Hollands Lane requires daily access to larger vehicles to access and exit business premises, which is sometimes not easy due to inconsiderate parking. This can also cause issues if and when emergency services require urgent access to properties. The road leading into Hollands Lane towards Lawyers Lane, in turn will have greater pressure upon West End Lane, which is already dangerous due to the new development being built within the last year or so. Parking is inadequate and dangerous when junctions are unsafe due to the many cars from residents and visitors to the area parking 'where they can'. Visitors are very welcome to the village and is very much encouraged due to its natural beauty and safe environment for walkers, cyclists, families, children and the elderly.

Hollands Lane has a huge issue with sewage being pumped out due to the drains not being able to cope. Tankers are drafted in to continuously drain the human waste from the water station which is exceeding its maximum capacity and overflowing into gardens and surrounding farmland. The effect on residents and property is the tankers which run throughout the day and night continuously, sometimes for 6 weeks at a time, is huge from a noise and health and safety pollution position but also wildlife and live-stock which are in the surrounding farming community.

Flooding is an ongoing issue in Hollands Lane. This has been reported on many occasions with little or nothing being done to rectify the problem. As soon as the rain comes, the lane is flooded in huge areas which restricts access to some properties, causes a hazard for vehicles, especially in the dark and also to pedestrians – a lot of whom are elderly, children, parents with pushchair and mobile scooter users. Again this will only be made worse by adding another huge amount of properties to the local area.

I am lead to believe that these properties are mainly for elderly residents, but feel that we lack so much for our younger generations who will remain within the Henfield area and potentially this could be said for the following generations. The village has a high population of elderly residents and also has at least 2 care homes within the centre of the village with much easier access to the High Street, places of interest and social community venues.

Also, the suggestion to build a small doctors surgery to support these properties and alleviate any pressure on the main doctors surgery within the Deer Park sounds like a good idea, however, it is known that Nationally, we cannot recruit doctors or medical staff as they are leaving the profession for many reason and also, it is not seen as an attractive role for a doctor to work within such a small surgery/community area. Very one dimensional and not aspirational for a professional to want to take on.

Other areas of concern are the wildlife within the area being: foxes, owls, hedgehogs, [REDACTED] owls and also protected bats. This will fall within the Conservation of Habitats and Species Regulations 2010 and Schedule 5 of the Wildlife and Countryside Act 1981. Under the European and UK Legislation, UK Bat Species and the roosts are protected. This should also be given high priority when looking at this planning permission.

There is a framework laid out under The Henfield Neighbourhood Development Plan 2017-2031, which has been agreed and outlines the most appropriate areas to facilitate new developments, which outlines all of the points above and more. However, if the development on Sandgate Nursery land does go ahead, it will be going against The Henfield Neighbourhood Development Plan 2017-2031 and will be hugely detrimental to the preservation of Henfield, by the impediment of the welfare and wellbeing of the present population and the services which are fundamental rights for all residents.

In conclusion, I don't feel that the expansion proposed under DC/23/0189 will be in the best interests of the local community, nature and wellbeing of the population.

