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YEARS



Campaign to Protect  
Rural England  
Sussex

**02 February 2026**

**FOR IMMEDIATE RELEASE: Strong opposition to Sandgate Nursery development ahead of Planning Committee decision**

***A planning application for development at Sandgate Nursery, on the western edge of Henfield, is due to be considered by Horsham District Council's Planning Committee on Tuesday 3<sup>rd</sup> February amid strong local opposition.***

The planning application is for an extra care retirement community of up to 72 units of accommodation and up to ten supported living units. CPRE Sussex argues that this development would have significant negative impacts on wildlife, heritage and tourism. Access to the site itself is difficult, relying on narrow routes through the historic core of Henfield.

The current proposal comes from a land promoter - rather than a developer - and seeks to reframe the site as an extra-care retirement community that would support an ageing population. While there is a recognised need for such accommodation in West Sussex, this extra-care housing should be accessible. Residents are expected to live independently, which requires easy access to shops, services, healthcare and community facilities. Sandgate's location on the edge of the village, with no public transport and a long walk to amenities, is inherently unsuitable for this purpose.

Planning officers have acknowledged both the harm the scheme would cause and its conflict with adopted planning policies. Approval is still recommended because Horsham District Council has not met government housebuilding targets.

Local residents and CPRE Sussex argue that permitting development here would raise serious concerns about the value put on neighbourhood plans in the face of speculative applications. It would threaten greenfield locations across Sussex.

Henfield resident Steve Bailey, speaking for CPRE Sussex, said "This decision is not just about one field. It is about whether communities can still trust the planning system to respect the plans they have worked so hard to deliver."

-ENDS-

For press inquiries and interview opportunities call Nancy Duckels on 07795 551852.

**Notes for editors:**

**About CPRE Sussex**

CPRE Sussex is shaping a greener future for Sussex. Our priorities are:

- Beautiful landscapes, rich in nature and greener towns and cities
- Countryside and green spaces which are accessible to all, enriching lives and health
- Sustainable development for thriving communities
- Effective responses to the climate emergency

We engage with decision makers, influencing them and challenging them to protect the Sussex countryside and green spaces. We inform on environmental issues and empower individuals and communities with robust evidence to defend and enhance the green spaces they love. We believe in collaborating with others to ensure a greener future for our county. We research and provide advice on planning issues. Together we can shape a greener future for Sussex.