

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 December 2025 22:32:45 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1980
Categories: Comments Received

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 31/12/2025 10:32 PM.

Application Summary

Address:	Brooklands New Hall Lane Small Dole West Sussex BN5 9YH
Proposal:	Erection of 2no. detached single storey self-build / custom-build dwellings with associated works.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address: Dei Gratia, Newhall Lane, Small Dole. West Sussex Henfield

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Privacy Light and Noise
Comments:	Highways - New Hall Lane is a busy Private Road, with relatively high volumes of frequent, high speed traffic. There are constant vehicular deliveries throughout the day to most properties, a large proportion of vehicular traffic comprises medium and heavy goods vehicles, especially those servicing businesses and continuous new property construction and redevelopment. Heavy traffic increases substantially when new construction is undertaken.

The Lane is a single carriageway, barely 3.5m wide for most of its length and without proper passing places or kerbing. It has a minimal construction depth (maximum 50mm of bound surfacing over a clay/stone (hoggin) base), is essentially a farm track with tar-spray and sealed surface and never intended for the current traffic intensity. The surface is observed as deteriorating with the current level of usage; our frontage verges have entirely collapsed and the drainage blocked as a result of building works and heavy vehicle trafficking.

This requires us to excavate our frontage ditch and reconstruct the verges, the sides of which are pushed in regularly by traffic unable to pass another vehicle. We flood annually!! Ditch management is essential to enable flood water and field run off to be managed as effectively as possible.

Maintenance of the Lane is funded by the Residents, in the majority of cases as stated in their property deeds, contributions collected by the Lane owner then fund repair and maintenance.

New Hall Lane Public right of Way - For all the reasons given above, the safety of users of the ProW will be eroded as a direct result of yet more development and traffic intensification.

The inadequate width, construction depth, geometry, lack of footways, kerbing, lighting etc renders the Lane unsuitable for supporting yet more development and the resulting traffic intensification.

Adding more heavy traffic will add to the loss of amenity and enjoyment of the location, the safety of residents and road users including ramblers, cyclists and equestrians.

As a non-adopted road, the existing Residents will yet again be presented with increased maintenance costs. The proposed development does not propose any mitigation of the above identified and existential problems.

Over development -

With the development of Oxcroft Farm, why is there a need to add another 2 properties to Small Dole that is very clearly not within the BUAB, on the Henfield Local Plan or on Henfield Neighbourhood Plan? If planning permission is to be given, then what is the point in having a BUAB - it gives false reassurance that it is of any value.

This development is unsuitable in a village containing few amenities, comprising 1 small shop, 1 pub, with an hourly bus service between 7-7pm. Residents completely rely on having a car to access medical, educational and shopping facilities. The proposed development is the "thin end of the wedge" and has potential to open the flood-gates to further development intensification on the Lane. The proposed development location is NOT sustainable in this location.

Loss of amenity - Planning approval will give a precedent for yet

more development along New Hall Lane and outside the limit of village development; that would be totally unsustainable. Noise, traffic and general loss of amenity, in quietness, increased loading on local services in this rural area including transport, potable water supply, sewerage and other systems will impact on all residents.

Demands on existing public utilities already exceed capacity, especially waste water and surface water and will deteriorate further. Foul water flooding is already experienced by low-lying properties on the Lane and further foul water loading will increase the frequency of flooding events.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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