

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 17 December 2025 10:19:51 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 17/12/2025 10:19 AM.

### 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:	Trevanion New Hall Lane Small Dole Henfield
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### Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	I wish to object to this proposal for a backland development of 2 houses behind Brooklands, south of New Hall Lane (NHL) Small Dole.

- 1) It is not in the local plan or Henfield Neighbourhood Plan.
- 2) It is a backland development. The planning statement states that: "New Hall Lane is characterised by various back-land developments to the north and south". This is misleading. There are no residential backland developments to the south of NHL, only sheds and agricultural buildings.

Importantly, in the recent proposal DC/23/0662, Erection of a replacement agricultural barn at Dene Hollow (nearby, also south of NHL), the Planning Committee report stated that it should be used solely for agricultural purposes - as did Henfield Parish Council PAC.
- 3) It is outside the built up area of Small Dole in open countryside.
- 4) Unsustainable location. Small Dole has no schools, medical facilities and only a small shop. This proposal conflicts with the aims of sustainable development with its need to minimise travel, and to reduce the reliance on the private car: If you live in Small Dole you need access to a car. Indeed, the proposer operates several cars / vans from Brooklands, and the proposed plan shows each of these detached new dwellings as having 3 cars in their driveways.
- 5) Reduction in the amenity of local properties and views of the South Downs.
- 6) Road Safety: Access to the proposed properties is via New Hall Lane, a unadopted private lane owned by New Hall. This lane is a public footpath and is used by walkers, cyclists, children and horses. I disagree with the planning statement that "given that New Hall Lane is a private road, there would be no issues in terms of highway safety," Safety is a concern, particularly with vehicles emerging from the backland entrance.
- 7) It would set a dangerous precedent for other backland developments in New Hall Lane with catastrophic effects on the amenity and peaceful use of the existing dwellings, which have open views to the South Downs National Park.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)





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