

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 June 2026 22:22:47 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0638
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 01/06/2026 10:22 PM.

Application Summary

Address:	New Orchard New Hall Lane Small Dole Henfield West Sussex BN5 9YH
Proposal:	Permission in Principle for demolition of existing polytunnel and removal of hardstanding, and the erection of up to 9no. dwellings.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	Robins New hall lane Small dole
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Trees and Landscaping
Comments:	We have recently gone through planning to update and modernise a singular property, but the creation of 9 new properties is very different. This proposal is unnecessary overdevelopment for where there is already 5 properties (The Beeches) and going from a five property road to a fourteen property road is a vast difference, especially given the placement of the plot which

doesn't have main road access. It is difficult enough to pull out on Shoreham Road as it is, without any additional traffic, whether that be domestic or work vehicles.

If anything is approved then there needs to be a condition that there should not be any access from New Hall Lane (a private road), along with an assurance of trees and landscaping for screening. It is our understanding that there was to be an orchard planted on the proposal site (as per the name change) and this was a promise of the last planning application, why has this not happened? Without conditions, what is the point in false promises and supporting statements if they aren't followed through on.

Given the extensive development of Small Dole (a small village), this proposal does seem excessive. An orchard would enhance habitats, support biodiversity and the local environment. But this proposal seems overdevelopment, and puts a strain on our already weak infrastructure (for example the doctors and dentists are already hugely oversubscribed) and be a huge disappointment to those in The Beeches and surrounding houses. With a recent 45 dwelling plan approval on the other side of New Hall Lane, it's hard to understand where this proposal fits into our local plan.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton