

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 May 2026 16:15:05 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 23/05/2026 4:15 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:	1 Hoewood 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 - Privacy Light and Noise
Comments:	Dear Sir/Madam, RE: Objection to Permission in Principle Application - Highdown Nursery, New Hall Lane, Small Dole, West Sussex, BN5 9YH I write to formally object to the Permission in Principle (PiP)

application for the demolition of the existing polytunnel and hardstanding and the erection of up to nine dwellings at Highdown Nursery, New Hall Lane, Small Dole.

While I recognise the need for additional housing within the district, I do not believe this proposal represents sustainable or appropriate development in this location, and I respectfully request that the application be refused for the following reasons.

1. Development Outside the Built-Up Area Boundary

The application site lies outside the defined Built-Up Area Boundary (BUAB) for Small Dole. The adopted Horsham District Planning Framework (HDPF) seeks to protect the countryside from inappropriate development and to direct housing growth to allocated and sustainable locations.

Although the applicant relies heavily on the Council's current housing land supply position and the "tilted balance," this does not automatically override the development plan. The site remains unallocated countryside land, and permitting residential development here would undermine the purpose and integrity of the BUAB.

Granting Permission in Principle for up to nine dwellings would create an undesirable precedent for further incremental encroachment into the countryside surrounding Small Dole.

2. Harm to Rural Character and Settlement Edge

The site currently forms part of the semi-rural transition between the built form of Small Dole and the open countryside to the west. Although bounded by residential development on several sides, the western edge remains open and contributes positively to the rural character of the area.

The introduction of up to nine dwellings, associated parking, roads, lighting, domestic paraphernalia, and increased activity would suburbanise the site and erode the soft rural edge of the settlement.

The Council's own assessment of the nearby Delta site acknowledged that plots extending further into the countryside would result in unacceptable suburbanising impacts and encroachment. Similar concerns apply equally to this proposal.

3. Highway Safety and Unsuitable Access

The proposal seeks to utilise The Beeches as the sole means of vehicular access. The Beeches is a relatively narrow residential access serving existing dwellings and is a PRIVATE driveway with a security gate, not designed to accommodate the additional traffic associated with a further development of up to nine homes.

There are concerns regarding:

- Increased traffic movements;
- Conflict between vehicles and pedestrians;
- Pressure on parking and turning areas;
- Access for emergency and refuse vehicles and
- General highway safety within an already constrained access arrangement.

The existing access arrangements appear inadequate for the scale of development proposed.

4. Overdevelopment of the Site

The proposal seeks up to nine dwellings on a constrained site of approximately 0.48 hectares. Although only the principle of development is under consideration at this stage, the amount of development proposed is excessive and risks creating a cramped and incongruous form of development that would fail to respect the character of the surrounding area.

The Council previously expressed concerns in relation to the Delta site that development toward the upper end of the proposed range would appear overly suburban and harmful to the countryside setting. Those concerns are directly relevant here.

5. Insufficient Information at Permission in Principle Stage

Permission in Principle significantly limits public scrutiny of important planning matters. At this stage, there is insufficient information regarding:

- Drainage and flood risk;
- Biodiversity impacts and ecological mitigation;
- Landscaping and boundary treatment;
- Residential amenity impacts;
- Parking provision;
- Traffic generation;
- Tree retention and protection; and
- Infrastructure capacity.

Without detailed technical information, it is not possible to properly assess the true impacts of the proposal.

6. Cumulative Impact on Small Dole

The village has already experienced significant incremental residential development in recent years, including the Heatherdene development and proposals associated with the nearby Delta site.

The cumulative impact of these schemes risks materially altering the character and scale of Small Dole beyond what is appropriate for a small rural settlement with limited infrastructure and services.

Conclusion

For the reasons outlined above, the proposal conflicts with the

development plan and would result in harmful encroachment into the countryside, harm to the rural character of the area, increased highway pressures, and an unsustainable pattern of development.

I therefore respectfully request that Horsham District Council refuses this Permission in Principle application.

PS All previous applications to develop have failed.

Kind regards

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