

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 May 2026 15:08:33 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 22/05/2026 3:08 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:	Trevanion New Hall Lane Small Dole
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise
Comments:	This proposed site is outside the BUAB of Small Dole, is not in the Henfield Neighbourhood plan or current Local plan, neither is it an allocated site in the emerging draft Local plan. It is a backland development which will have an urbanising effect

on the rural aspect of the area and reduce the amenity of properties bordering the site.

Access is proposed via the existing Beeches entrance, a gated block-paved driveway which is totally unsuitable for the passage of heavy construction and delivery vehicles which are now always used on building sites. This entrance requires vehicles to take a sharp 90 degree turn and there is no separate footpath, pedestrians have to walk in the driveway.

It is in an unsustainable location with no schools or medical facilities, therefore it is in conflict with planning policies which require development to be in locations where use of the car is minimised. If you live in Small Dole you need access to a car.

It would set a precedent for further development on agricultural land in the vicinity with detrimental effect on the amenity and peaceful use of existing properties.

The sewage system in Small Dole is already overloaded and in times of heavy rainfall the pipe infrastructure cannot cope and a property adjacent to the southern edge of the site is flooded with sewage.

The loss of habitat conflicts with biodiversity policy: The proposed site currently supports, amongst other species, bats, owls, nightingales and red kites,

This proposal is unsafe, unsustainable and incompatible with the character and infrastructure of The Beeches and Small Dole.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

