

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 May 2026 15:54:02 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 26/05/2026 3:54 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: Meadows Shoreham Road Small Dole Henfield West Sussex

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
Comments:	Housing need - The need for a further 9 houses has not been identified or explained. Planning permission has been granted recently for 346 houses at three different sites in Henfield and, further, 45 houses south of New Hall Lane in Small Dole, with further applications

pending in Henfield. Further housing developments are underway in Steyning.

Reference in the current application to "addressing identified local housing needs" is not understood or explained, especially as the application is for an area outside the Built-Up Area Boundary defined by Henfield Neighbourhood Plan 2015-2035 and Horsham District Council's (HDC) equivalent policies. It is noted that no application for change of use has been made.

Furthermore, the application affects, and recognises, an area that is "outside the Built-Up Area Boundary and so contrary to policy 2 of Horsham District Planning Framework (HDCF). This is a perfectly understandable and reasoned policy, which the application recognises is designed to "manage development at the edges of settlements to prevent coalescence and protect the rural character and landscape". Yet the applicant seeks to suggest that the policies in the HDCF are out of date due to HDC not reviewing its 5 year housing land supply policy. This approach suggests a desire to pursue profit rather than fulfil a genuine housing need or the preservation of the "rural character and landscape".

Similar Application relied on -

The current application makes considerable reference to a neighbouring area to the north where, it is suggested, planning permission in principle has been granted for 9 dwellings (Delta, Shoreham Road - DC/25/0849).

The application supporting statement appears contradictory, stating on one hand that the Delta site "recently received planning committee approval for a Permission in Principle application for up to nine single-storey dwellings", yet elsewhere the statement confirms "the Committee resolved to grant planning permission subject to any comments from Natural England in response to the Appropriate Assessment. The application is pending for a decision".

The alleged "resolution" to grant permission for 9 houses is incorrect and is not what HDC's Planning Committee Report of 18 November 2025 states. Whereas the report looked favourably on development at the Delta site in principle, it made it clear that this was for up to 5 dwellings only (not 9) and delegating the decision to Head of Development and Building Control ("to consider of any comments from Natural England in response to the Appropriate Assessment"). The limit to 5 dwellings is only mentioned in passing elsewhere in the application's supporting statement.

Access -

The application refers to existing access to the site from New Hall Lane, but describes this as "a narrow single track road",

suggesting its unsuitability for the proposed development. However, the proposed new access is via the existing Beeches private road, but this is also too narrow and unsuitable for the proposed development. That road, feeding The Beeches, is just about manageable for the existing 5 bungalows, despite its narrow width. It would not be manageable for 14 dwellings, either on the existing part of the road or as may be extended.

A tripling of use of the existing road, to include two-way traffic, is and would not be possible without adequate widening, the physical feasibility of which is not clear and which would in any event be completely out of character to the current residential settlement.

There is currently no pavement for pedestrians which, although probably manageable for the existing 5 dwellings, would be wholly unsuitable for a total of 14 dwellings.

Refuse collection will also present a major problem. Refuse and recycling collection is from the main road where bins are placed on a grass verge - council vehicles do not enter The Beeches. That verge is currently full of bins from existing dwellings on collection days; there is simply no room for triple that number (which could reach in the region of 40 bins).

Environment -

The only report on the portal subsequent to HDC's November 2025 report for the Delta planning application is from HDC for "Habitats Regulations Assessment (HRA) Screening Matrix and Appropriate Assessment". It is noted that the conclusion that the water impact is neutral, it also refers to an application for 5 dwellings rather than 9.

The same report investigates key vulnerabilities and factors affecting (that) site integrity, under the Conservation of Habitats and Species Regulations 2017 (which requires a screening assessment). The report makes clear that "where an Appropriate Assessment is carried out a project may only be authorised after having ascertained that it will not adversely affect the integrity of the site(s) concerned", concluding that, at the time the report was prepared (18 November 2025), there was no mitigation package details available and that "until such time that these full details have been provided to the satisfaction of HDC, and the licence change has been formalised, the Council, as competent authority for the approval of individual plans and projects, is unable to ascertain with sufficient certainty that the issues identified within the September 2021 Position Statement have been resolved".

Despite the exuberance with which the current application refers to the neighbouring application at Delta, it makes no reference to the issues identified in HDC's report for Habitats Regulations

Assessment (HRA) Screening Matrix and Appropriate Assessment and whether or the extent to which the issues that report raises would affect the proposed development at Highdown Nursery nor, assuming it does, how those issues are to be addressed.

Summary -

- There has been no identifiable need for yet more dwellings in Small Dole;
 - The site falls outside the established development boundary;
 - Access to the site is inadequate and cannot be rectified without major disruption;
 - The application makes no or no sufficient reference to any environmental requirements or concerns.
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Kind regards

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