

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 September 2026 16:02:31 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1246
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 12/09/2026 4:02 PM.

Application Summary

Address:	Land at The Crows Nest New Hall Lane Small Dole West Sussex BN5 9YH
Proposal:	Erection of a single chalet bungalow and detached garage.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	Elmfield House 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:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	1. The site is outside the BUAB; the proposed dwelling would therefore be within the countryside on a site which has not been allocated for development within the HDPF. - Note: HDPF Policy 26 states that, outside built-up area boundaries, any proposal must be essential to its countryside location. This is not.

2. Although technically a 'chalet bungalow' (a misleading term outside architectural practice), it has the same impact as the substantial new 4-bed houses now clogging up what had been a lane with a strong, rural character. (Note: the owner of this property recently tried to enlist support, citing anguished/pained sentiments, decrying such adjacent development.)

3. If this backland application is accepted, it sets a precedent for further unsustainable over-development (currently the only permitted backland buildings are sheds/barns, etc.). Note: other applications are pending. There will be a cumulative detrimental impact on the rural character of New Hall Lane.

4. The number of large, recent new-builds in New Hall Lane has greatly increased the amount of traffic (domestic vehicles, delivery vans, visitors, building supplies, etc.) along this single-track, private lane, with few passing places, which is also a popular public footpath. The degrading of the surface (potholes, etc.), which was not designed for such extensive, heavy use, is an increasing problem for the residents who are financially responsible for its upkeep.

5. Translocating thirsty, established trees (requiring circa 100 gallons a day, depending on species) is notoriously unsuccessful, especially now with increased southern European summer temperatures and prolonged periods of drought, and accompanying hose pipe bans. Why hasn't this been taken into account?

6. Threat to species and biodiversity: there is already a development pending a decision (as of 10 September) for nine dwellings directly adjacent to the east of the site. This makes retaining the site as a field all the more important. The site has mature hedgerows and a number of trees.

Kind regards

Telephone:

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