

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 May 2026 09:38:49 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 15/05/2026 9:38 AM.

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: 3 The Beeches Shoreham Road Small Dole, Henfield

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I wish to object to the proposed development of 9 dwellings using the existing private driveway as the sole means of access. My objection is based on the following material planning considerations:

1. Highway Safety and Unsuitable Access

The existing private driveway was designed to serve only 5 dwellings and is not constructed or sized to accommodate the substantial increase in vehicle movements associated with an additional 9 properties, together with delivery vehicles, visitors, service vehicles, emergency access, and construction traffic.

The access road is not of sufficient width to allow two vehicles to pass safely in several locations and does not appear to meet standard highway guidance widths for two-way vehicle movement. Visibility along the access route is also poor in places, further increasing highway safety concerns.

The driveway surface is paved and has already shown signs of failure and deterioration in certain areas under the current level of use. It is not considered suitable for the volume of additional daily traffic or the prolonged use by heavy construction vehicles. Existing drainage gullies have already required rebuilding due to wear from current traffic levels.

As this is a private driveway serving existing homes, residents regularly receive deliveries and visits from work vehicles and contractors. Due to the restricted width of the access road, these vehicles already frequently block the driveway temporarily. Introducing a further 9 dwellings would significantly worsen this issue and could completely prevent vehicles entering or leaving the proposed development during such periods, creating additional access and safety concerns.

There are also serious concerns regarding emergency vehicle access due to the narrow width, lack of passing places, existing parked vehicles, and increased congestion likely to result from the development. There appears to be insufficient space for larger vehicles, including refuse collection and emergency service vehicles, to safely manoeuvre and turn within the site.

The proposal would therefore result in the intensified use of a substandard private access road to the detriment of highway and pedestrian safety.

2. Pedestrian Safety and Unsustainable Access

The access road has no pavement or protected pedestrian route. Residents, including children and pet owners, are required to walk directly on the driveway to reach the main road and local amenities.

The significant increase in vehicle movements would materially worsen pedestrian safety and create an unsafe environment for existing residents. This is particularly concerning given that the existing homes front directly onto the shared driveway.

The proposal would also increase dependence on private vehicles, as there is no safe pedestrian infrastructure connecting the site to nearby services, amenities, or public transport routes. The site therefore represents an unsustainable form of development with poor and unsafe pedestrian access.

3. Overdevelopment and Density

The proposal represents overdevelopment of the site and is out of keeping with the character and scale of the existing small residential development.

The current estate consists of only 5 dwellings accessed via a private driveway. Introducing a further 9 dwellings would fundamentally alter the density, scale, and character of the area, resulting in an overly intensive and cramped form of development unsuited to the existing infrastructure and residential setting.

The proposal would create an urbanising effect within what is currently a small and low-density residential environment.

4. Impact on Residential Amenity

The proposed development would significantly increase noise, disturbance, traffic movement, headlights, deliveries, and general activity immediately adjacent to existing homes.

The land is surrounded on all four sides by existing residential properties, meaning the development would have a direct and substantial impact on neighbouring residents' living conditions through increased activity, overlooking, loss of privacy, vehicle movements, and associated disturbance.

Additional vehicle headlights from increased traffic movements would further affect neighbouring properties, particularly during evening and winter months.

The proposal would materially change the quiet residential character of the existing development and would result in a harmful intensification of activity within close proximity to existing homes.

5. Construction Impact

Construction traffic and associated building works would take place only metres from existing front doors and bedroom windows, causing prolonged disruption to residents.

The narrow private driveway is unsuitable for sustained heavy construction traffic, creating likely damage to the roadway surface and associated infrastructure, together with significant

construction noise, dust, vibration, and disturbance over an extended period.

There also appears to be insufficient space within the site for contractor parking, material storage, and construction staging without obstructing the existing access road and impacting neighbouring residents.

6. Parking Pressure

There are currently no designated visitor parking spaces within the existing development. The additional dwellings would inevitably increase parking demand and lead to overspill parking along the already narrow access road, worsening congestion and creating additional safety concerns for pedestrians and vehicles.

7. Drainage and Flooding Concerns

There are existing drainage and infrastructure problems affecting the current development, even with only 5 households using the system.

Waste pumps serving the properties have already required replacement substantially earlier than expected, indicating that the current infrastructure is already under strain.

Given the known flooding issues in the surrounding area, there are serious concerns that the site and existing infrastructure cannot adequately accommodate the additional surface water runoff and foul drainage demands from 9 further dwellings.

The proposal would also introduce additional hardstanding and impermeable surfaces, increasing surface water runoff and potentially worsening existing flooding and drainage problems.

A full independent drainage and flood risk assessment should therefore be required before any approval is considered.

8. Waste Collection Issues

There is insufficient space at the entrance to the main road to accommodate the substantial increase in refuse and recycling bins generated by an additional 9 dwellings without obstructing the roadway and creating visual and highway safety concerns.

There are also concerns regarding the ability of refuse collection vehicles to safely access and manoeuvre within the site.

9. Legal and Management Concerns Relating to the Private Road

The existing residents currently operate under private management arrangements for the driveway and shared access

areas. Expanding the development would create significant legal, maintenance, liability, and management implications for existing residents and owners.

The application does not appear to adequately address how these issues would be resolved or how the existing infrastructure would be maintained following such a substantial intensification of use.

10. Ecology and Environmental Impact

The site contains wildlife habitats, including bats, which are protected species under UK law. A full ecological and bat survey should be undertaken before any determination is made.

There are also concerns regarding the impact of additional external lighting associated with the development. Increased lighting from roads, parking areas, and dwellings would contribute to light pollution, adversely affecting neighbouring residents, the character of the area, and local wildlife habitats.

The proposal may also result in loss of habitat and biodiversity within the site.

11. Previous Representations Regarding the Land

When existing residents purchased their homes, the land was represented as agricultural land unsuitable for development. While this may not in itself prevent development, it raises concerns regarding the suitability and sustainability of the site for residential expansion.

For all of the reasons above, I respectfully request that the application be refused.

Kind regards

Telephone:

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