

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 May 2026 11:54:14 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 11:54 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:	27 Madeira Avenue Worthing
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment
Comments:	I wish to object to the proposed development of 9 dwellings via a existing private driveway. I have roots in Smalldole, New Hall Lane in particular, and am looking to move back to the area. I have been shocked by the over development of Henfield and the impact it has had on local services, wildlife, character of the area,

traffic etc. and do not wish to see the same for Smalldole which is a very quiet Hamlet at present.

The proposed development would change the quiet residential character of the area. It is surrounded on all four sides by existing dwellings and would rely on access via Beech Close, a small 5 dwelling development with limited private access.

The proposal represents overdevelopment and excessive density compared to other properties in the area, particularly the existing development in Beech Close.

I believe the access to the proposed development is unsuitable, it was designed to serve 5 dwellings and is too narrow for safe two way traffic, it does not meet the standard highway guidance in places.

Emergency vehicle and refuse vehicle access would not be able to gain safe access due to the narrow width, potential traffic congestion, parked vehicles and lack of turning space for large vehicles.

A big concern is increased traffic and lack of parking. There is poor visibility along the access road which is a concern, however increased lighting would create harmful light pollution affecting existing residents and wildlife. There is no pavement or protected pedestrian access. The proposed development will attract families whose children will be forced to walk on the driveway to access the local area.

I understand that existing deliveries and contractor vehicles already block the private driveway at times. Almost tripling the dwellings using this limited access would worsen this.

Construction traffic, noise, dust, vibration and disruption would cause a huge nuisance to existing residents and the access road is not suitable for the large vehicles which would be delivery onsite.

Existing residents tell me the existing drainage and water pump systems are not suitable to service so many additional dwellings. Additional hardstanding and housing density would overload existing drainage and flood capacity.

I have seen a great deal of wildlife in the area including bats so a full ecological survey should be carried out.

For all of these reasons I would urge the council to refuse this application and preserve the character of this quiet Hamlet.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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