

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 May 2026 18:19:42 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 27/05/2026 6:19 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:	The Gables 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 - Trees and Landscaping
Comments:	DC/26/0638 Dwellings at Highdown Nursery, Small Dole I wish to object to the development of Highdown Nursery, Small

Dole, for the following reasons:

Previously rejected: This site was rejected for development, after formal assessment, by the Henfield Neighbourhood Plan, and the Plan was formally made by Horsham District Council.

Outside BUAB: The site is outside the Built Up Area Boundary.

Road Safety Risk: Access to the site from the very busy A2037 increases road safety risk, especially as the access is in close proximity to 3 other road entrances, namely into New Hall Lane, Hoewood, and Silver Birches.

Backland development: Access to the site is via a narrow private, gated driveway, passing 5 new bungalows. The route is contorted through S-bends to a backland site and may represent a difficulty of access for emergency vehicles.

Greenfield site: Development of the nursery would amount to a loss of greenfield and biodiversity which would need to be addressed. The site is a habitat for a diverse wealth of creatures which would require scientific ecological assessment to identify any protected species at risk and determine what mitigation measures are to be mandated.

Soil contamination: Development of the nursery would amount to a loss of valuable horticultural land, which has been the use of the land for decades. As a nursery, strong agricultural chemicals have been used for many years, and therefore the soil contamination would require a formal safety/toxicity assessment.

Flooding: The site is prone to flooding after periods of heavy rainfall. A great effort will be needed to demonstrate that this is not going to be a problem if a large part of the land is built upon/paved over.

Non-Sustainability: Small Dole is a small village without the facilities and services to achieve sustainability. It has been like that for many decades. It's what most residents like and accept the need to travel outside the village to meet their routine requirements.

Overdevelopment in a semi-rural area which is outside the character of the surroundings

Impact on nearby properties: Strongly detrimental effect on the quality of nearby properties resulting from noise disturbance, additional lighting (diminishing our dark skies) and a loss of privacy. Everyone was happy when the avowed intent was to establish a New Orchard (as the site is now named), but the U-turn is not welcome.

Conflicts with many of the current and foreseen planning policies: It seems apparent that the building of new dwellings on this rural site could breach, in spirit and in letter, many of the planning policies that exist for rural locations in the Local Plan.

Kind regards

Telephone:

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