

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 18 May 2026 13:08:47 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 18/05/2026 1:08 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: Springfield Shoreham Road, Small Dole Henfield

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise
Comments:	The original five bungalows are at the back of our property. I have several concerns. DEVELOPER RELIABILITY AND INTEGRITY When the bungalows were originally developed, we were told there would be no further development and that the developers

would hand over rights to the residents after the final sale. It was this understanding that made us comfortable proceeding with our purchase. This has not happened.

The original build also took significantly longer than expected, and we experienced issues such as the builders placing an old cesspit on top of a soil pile, which then tipped into our garden and had to be cleared.

UNSUITABLE ACCESS

This is a gated community with a private driveway. There is no footpath, no allocated visitor parking, and no suitable alternative parking on the private road. The road is narrow and single-lane, with no space for vehicles to pass.

There is a code on the gate, and delivery drivers sometimes knock on our door asking for access, which we are unable to provide. With increased construction traffic, how will vehicles gain access during the build period?

FLOODING AND DRAINAGE

I am also concerned about potential flooding in our garden. When the bungalows were installed, foul water pumps were added. I understand these have already failed, and they were designed to support five homes, not fourteen.

We experienced flooding in our front garden before the pumps were installed. Increasing the load may cause further failures, putting us at risk of flooding again.

WILDLIFE & ENVIRONMENTAL IMPACT

There is already another housing development planned and agreed to go ahead, approximately 400 metres away, on the other side of New Hall Lane. The additional development at New Orchard will further increase environmental pressure on the area. We have local wildlife, including bats, owls, nightingales, red kites, and turtle doves. This proposal appears to conflict with biodiversity policies. In our garden, we have hedgehogs, grass snakes, and numerous birds.

WASTE AND RECYCLING CAPACITY

The additional houses will generate approximately 27 extra bins. There is no space on the private road to accommodate these.

CONFLICT WITH NEIGHBOURHOOD PLAN

To my knowledge, this is not an allocated development site and lies outside the built-up area boundary.

NOISE AND DISTURBANCE

Having two construction sites operating within a few hundred metres of each other will significantly increase heavy traffic, noise, and disruption, affecting the peaceful nature of the countryside. I

also wonder how the block-paved driveway will fare with construction vehicle weight?

There will also be a lasting increase in traffic and residential noise once the developments are completed.

In summary, this proposal raises serious concerns regarding safety, infrastructure, environmental sustainability, and planning compliance. I strongly urge the council to reject this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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