

From: Planning@horsham.gov.uk
Sent: 03 June 2026 14:49
To: Planning
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 03/06/2026 2:49 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:	Domus 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:	Domus, Small Dole, BN5 9YH I would like to register my strong opposition to this development, as it is quite clear that the negatives far, far outweigh any perceived positives, and not only in number, but in consequence, as the positives benefit the very few, mainly the developers, to the detriment of

the many, those being the current residents, the surrounding flora and fauna and the community as a whole.

It is almost certain that eventually these properties, and the developers will seek permission to use New Hall Lane for access when the Beeches becomes congested with traffic, and this is just unacceptable. As Te Beeches, it is a lane populated with elderly people and young families, with no pavement and the danger to lives will be parabolically increased. Where will you be when the first fatality happens?

The back gardens of the homes that we live in on New Hall Lane already flood several times a year, and the massively increased water run offs from these homes will only add to that. What compensation are you offering to the local residents as their insurance premiums rocket? Or are you merely going to insure yourselves against the imminent and inevitable claims stack up against you for water damage due to flooding. Of course if you take this route, you will be buying increased cover without Council Tax pounds, an endeavour which seems as self-defeating as it is not cost-effective, as well as one the local residents in this borough would rather not foot.

Exactly where you are planning to sanction this out of all proportion over development is currently teeming with wildlife. To mention but a few, old cuckoos, bats, butterflies, hedgehogs, toads, foxes, and in the trees I've spotted red kites, ringed doves, barn owls, kites and all manner of more obvious wildlife, but possibly the crowning glory would be in springtime, the visiting nightingales. After decades of decline, these oh so rare songsters call out with their beautiful songs to attract mates from the very area you would happily bulldoze to line the pocket of yet another developer out to turn a quick buck. In this modern ecologically aware age, do Henfield Council really want to be a major signatory to restart the decline of this rare bird by building unwanted and unpopular housing in such an area of rare wildlife?

Not to mention the damaging effect on the health and mental well-being of all homes adjacent to this sprawling site. Most residents of Small Dole I know came here for the quiet, the peace, the darkness of the skies, yet you seek to remove all this from them to build a handful of homes housing a crowd of people, you would seek to fill the streets with cars, headlights and noise, and overpopulate the amenities and roads, with not a care for the locals, but lending a willing hand to the developers.

[REDACTED]

[REDACTED]

[REDACTED]

Domus,
Small Dole,
BN5 9YH

I would like to register my strong opposition to this development, as it is quite clear that the negatives far, far outweigh any perceived positives, and not only in number, but in consequence, as the 'positives' if there are any, benefit the very few, mainly the developers, to the detriment of the many, those being the current residents, the surrounding flora and fauna and the community as a whole.

It is almost certain that eventually these properties, and the developers will seek permission to use New Hall Lane for access when the Beeches becomes congested with traffic, and this is just unacceptable. As The Beeches, New Hall Lane is a lane populated with elderly people and young families with young children, with no pavement and the danger to lives will be parabolically increased. Where will you be when the first fatality happens?

The rear gardens of the homes that we live in on New Hall Lane, which will back on to this monstrous and financially motivated development, already flood several times a year, and the massively increased water run offs from these new buildings, rooves and driveways, will only increase the frequency. What compensation are you offering to the local residents as their insurance premiums rocket? Or are you merely going to insure yourselves against the imminent and inevitable claims that will stack up against you for water damage due to flooding, and improper contingency planning? Of course, if you take this route, you will be more to increase your cover, using our Council Tax pounds, an endeavour which seems as self-defeating as it is not cost effective, and I severely doubt any of the Horsham District residents would approve that expenditure were it put to a vote.

The exact spot where you are planning to sanction this out of all proportion, over development to be erected is currently teeming with wildlife. To mention but a few, owls, cuckoos, bats, butterflies, hedgehogs, toads, foxes, moles and in the trees I've spotted red kites, ringed doves, barn owls, kitty hawks and all manner of more obvious wildlife, but possibly the crowning glory would be in springtime, the visiting nightingales. After decades of decline, these oh so rare songsters call out with their beautiful songs to attract mates from the very area you would happily bulldoze to apparently line the pocket of yet another developer, out to turn a quick buck. In this modern ecologically aware age, do Henfield Council really want to be a major signatory to a development that risks restarting the decline of this rare bird by building unwanted and unpopular housing in such an area of rare wildlife?

Not to mention the damaging effect on the health and mental wellbeing of all homes adjacent to this sprawling site. Most residents of Small Dole I know came here for the quiet, the peace, the darkness of the skies, yet you seek to remove all this from them to build a handful of homes housing a crowd of people. It seems you would seek to fill the quiet streets with cars, pollute the darkness with headlights and houselights, and replace the sought after peace with car horns and truck engines. We came here because we both have asthma, and with this large construction site within yards of our garden, along with others in our street, we would be forced to consider relocating.

The police, I believe, already consider the bend on Shoreham Road which the Beeches opens on to, to be a traffic black spot. So concerned are they that vehicles speed around the corner heading south towards the opening for the Beeches, that several times a week, they have a mobile speed unit placed opposite the Beeches in an attempt to stop drivers dangerously speeding around this blind corner. The plans for this development would surely create more queues around this corner, hidden from the oncoming speeding vehicles, as the new residents wait their turn to access the Beeches, a problem that only increases in rush hour and school drop-off times. It feels like this plan will encourage traffic accidents in the area, a frightening prospect for us all.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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