

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 May 2026 09:58:38 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 25/05/2026 9:58 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: The Wickets Shoreham Road Small Dole, West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	We are local residents and the proposed development would be on land immediately to the rear of our property. Whilst understanding and sympathising with the reasons behind the owners of New Orchard considering selling part of their land, having perused the plans in detail, we do nevertheless have some serious concerns that need addressing as shown below: FLOODING The water table is very, very high at the bottom of our garden and

every year since we moved here in 2017 as soon as heavy winter rains occur there are flooded flower beds from halfway across the rear border, and along the right hand border. There is also water encroachment the lower end of the garden path and the entranceway to our large shed (used all year round for craft and hobbies) becomes a pond each winter. Fortunately the shed is on a concrete plinth so, as yet has not had any water invasion but inadequate plumbing of future road or buildings could have disastrous consequences as evidenced below.

Note: In the recent fictional ITV drama series 'After the Flood', the central plot point and community conflict involves a new housing development that significantly alters the local landscape and diverts water, causing the fictional town of Waterside to flood. It was based on real-life examples of similar disasters. See <https://www.itv.com/news/tyne-tees/2026-02-12/flooding-prompts-discovery-of-planning-breaches-on-ten-new-build-estates> I quote; 'Flooding prompts discovery of planning breaches on ten new-build estates across the country.' This long ITV News article revealed that 'the developer was in breach of planning conditions relating to the submission and approval of surface water drainage plans for the site'.

On a flat road surface, water would flow into our garden and rise, potentially reaching our bungalow!

We have photos of flooding in our garden in winter.

ACCESS PRIVATE ROAD IS TOO NARROW No footpath
Blocked paved driveway unsuitable for large construction vehicles or heavy traffic or emergency vehicles

NOISE, POLLUTION AND RISK TO WILDLIFE WITH LOSS OF HABITAT These issues are of some concern. We love our countryside and do not want to live in a 'concrete jungle'.

DOES 'DWELLINGS' MEAN 'BUNGALOWS'? i.e. single storey buildings?

Clarification needed. At a meeting in the Henfield Hall a few years ago when a previous proposed developer was questioned it became apparent that his/her plan was to build Chalet Bungalows - i.e. two storey houses under a clever alternative name. We do not want that!

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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