
From: Planning@horsham.gov.uk
Sent: 21 May 2026 15:56
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 21/05/2026 3:55 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:	4 The Beeches Shoreham Road Small Dole Henfield West Sussex
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment
Comments:	Objection to Planning Application DC/26/0638 Site: Land at New Orchard, to the west of The Beeches, Small Dole, BN5 9YF [REDACTED] Date: 21/05/2026 1. Unsafe and Unsuitable Access via The Beeches (Primary Ground for Refusal) The proposal relies entirely on The Beeches, a private residential driveway, as its sole access point. This access is demonstrably unsuitable for additional traffic for the following reasons: - The Beeches is a narrow driveway, with no passing places.

- Pedestrians - including older residents, children and pets- must walk in the carriageway.
- Delivery vans already block the road, forcing reversing movements around tight bend.
- The electric gate opens slowly, creating a high risk of queuing back onto Shoreham Road, a known hazard. It was the council's requirement that the gate slowed incoming traffic onto the drive for the safety of the 5 dwellings.
- The driveway was constructed for a gated community of five bungalows, not fourteen.

This directly conflicts with NPPF paragraphs 110-112, which require developments to provide safe and suitable access for all users, and with Horsham Local Plan policies relating to highway safety and access standards.

No amount of signage, management plans or conditions can overcome the physical constraints of this access. It is inherently unsafe and unsuitable for intensification.

2. Conflict with the Henfield Neighbourhood Plan & Built Up Area Boundary

The site lies outside the Built Up Area Boundary (BUAB) for Small Dole and is not allocated for development.

The Henfield Neighbourhood Plan establishes a clear and deliberate spatial strategy to:

- Direct development within the BUAB
- Protect the rural edges of settlements
- Avoid piecemeal backland development
- Focus growth in Henfield, not Small Dole
- Recognise Small Dole as a lower tier settlement with limited capacity and services and fewer than 800 residents. An hourly bus service into Henfield and no service on a Sunday.

The cumulative impact of 3 developments (Wates, Delta and New Orchard) Within a 100 metre radius of The Beeches & New Hall Lane:

- Wates (DC/25/1019) - 45 homes approved
- Delta (DC/25/0849) - up to 9 homes
- New Orchard (DC/26/0638) - 9 homes proposed

This represents 63 new dwellings feeding into the same constrained rural road network.

The cumulative impact would:

- Intensify traffic on Shoreham Road and New Hall Lane
- Increase pressure on drainage and foul systems already known to be impacted with limited constraints
- Add prolonged construction traffic to an already constrained area
- Compound amenity impacts on residents of The Beeches and New Hall Lane

Despite this, no cumulative impact assessment has been provided, contrary to the requirements of the NPPF.

3. Overdevelopment and Inappropriate Intensification

Nine dwellings on this constrained backland site represent clear overdevelopment, demonstrated by:

- A cramped layout with insufficient separation distances
- Overbearing impact on existing homes
- Excessive hard surfacing and loss of green space
- Inadequate space for safe vehicle manoeuvring
- No meaningful landscaping buffer
- Permanent loss of the quiet residential character of The Beeches

The proposal is wholly out of keeping with the established pattern, scale and density of development.

4. Other Additional Material Concerns

The following issues further demonstrate that the proposal is unsuitable and undeliverable:

- Drainage, Flooding and Foul Capacity - existing systems are already failing; the soakaway sits directly behind No.5 The Beeches.
- Waste & Recycling Capacity - no safe or practical location for additional bins without obstructing access or emergency vehicles.
- Legal and Management Issues - The Beeches is a private road; residents are the managing agents; no clarity on rights to intensify use or liability for damage.
- Wildlife and Biodiversity Impact - the area supports bats, owls, nightingales and red kites; no adequate ecological assessment has been provided.

Conclusion

For the reasons set out above, the proposal is:

- Unsafe
- Unsustainable
- Contrary to the adopted development plan
- Harmful to residential amenity
- Undeliverable in practical and legal terms

I therefore respectfully request that Horsham District Council REFUSE planning application DC/26/0638.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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