

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 November 2025 15:16:15 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1506
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 04/11/2025 3:16 PM.

Application Summary

Address:	Oxcroft Farm Henfield Road Small Dole Henfield West Sussex BN5 9XE
Proposal:	Permission in Principle for a residential development with the erection of up to 9no. dwellings.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	1 Henfield Road Small Dole HENFIELD
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	I strongly object to the proposed plans DC/25/1506 AT OXCROFT FARM. To put forward a plan of 9 houses and then another 20 odd

houses in a field which houses livestock is detrimental to the well being of the local community.

The fields behind us as I live at the property which is the closest to the proposed site is a natural floodplain.

The fields all around the area are waterlogged whether you are south north east or west of the main road. The village floods at the north end. The south end of the village the drains cannot cope with the water that spills of the fields. Putting my home and those adjacent to flooding. This already happens within this road. The emergency services have over the years been on standby for these properties.

The road in Small Dole is a cut through from the A23 to the A24 and A27 this increases its capacity to withstand the volume and the speed that goes through the village which at certain times of the day becomes a bottle neck and a danger to all that use the footpaths.

Mackleys industrial estate has a huge volume of vehicle entering from the very early hours of the morning until late at night these are often heavy goods lorries. As these pull out of the estate they often hold up the oncoming traffic in both directions as they exit. This is a danger to not only the oncoming traffic in both directions but anyone who wishes to cross the road adjacent to the estate . So to propose an entrance to an new build of 9 houses plus the 20 at the proposed entrance site seems not only a danger to road users but also to any pedestrians trying to enter Mackleys.

As for the surrounding amenities Small Dole does not offer any as we have no school, no church, no doctors, so putting an even greater burden on the surrounding areas.

As for the development what does it offer Small Dole community except more pollution, more cars, light pollution, its close proximity to the South Down National Park and wildlife!

How this proposed development within this village could be in keeping with the surrounding houses is completely intolerable as this end of the village has no housing it only has a industrial estate, a recently passed solar panel farm, and a landfill site!

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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