

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 September 2025 08:58:29 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1019
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 01/09/2025 8:58 AM.

Application Summary

Address:	Land To The West of Shoreham Road Small Dole West Sussex
Proposal:	Outline planning application for up to 45 dwellings (including affordable homes) with all matters reserved apart from access.
Case Officer:	Nicola Pettifer

[Click for further information](#)

Customer Details

Address:	Ogg Lodge Shoreham Road Small Dole
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Privacy Light and Noise
Comments:	Unsustainable location: Small Dole has limited access to services and is dependent on other centres for services such as schools, shops and medical facilities. DC/25/1019 conflicts with the strategic policy aim of sustainable development and the need to minimise travel, as well as reduce reliance on the private car. There is limited access to public transport in the village and a development of this size would inevitably lead to a significant

increase in private car use.

Road safety: The A2037 is already a very busy road with cars, lorries and motorbikes often exceeding the speed limit on the stretch of road adjacent to the proposed site. Access to the site would be via a junction with the A2037, just below the brow of a hill. I am concerned about the increased road safety risks created by the proposed development as visibility of the access road would be restricted for traffic approaching from the Henfield direction.

Harm to the landscape: The previous application to develop the proposed site was rejected by HDC in 2015 on the grounds that it would have an adverse impact on the surrounding landscape and settlement character of Small Dole. It was noted that the development would integrate poorly with the existing settlement and would result in the urbanisation of a rural area. These objections are still valid in the case of DC/25/1019. Furthermore, the current proposal is likely to lead to an increase in light pollution in a countryside area which is very close to the South Downs National Park, designated as an International Dark Sky Reserve. The potentially significant increase in traffic, as noted above, would have a further detrimental impact on the local environment in terms of increased noise pollution and poor air quality.

Conflict with Henfield Neighbourhood Plan: Small Dole village is divided between two neighbourhood planning areas - Henfield and Upper Beeding. During the neighbourhood planning process, both Parish Councils agreed that any new development in the village would need to take into account the overall sustainability and size of the settlement. The decision was taken to limit development to the Oxcroft Farm site only and residents voted for this plan in May 2021. HDC's proposal to overturn this decision is a negation of the local democratic process. If the proposed allocation is agreed, Small Dole will be faced with an increase of sixty homes on two sites, thus potentially increasing the size of the population by 20 - 25%. For such a small village this would be a disproportionately large and unsustainable development with harmful consequences both for the character of the village and quality of life of the inhabitants.

For all the reasons above, I object to this proposal.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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