

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 August 2025 12:54:43 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 15/08/2025 12:54 PM.

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:	Southbank Barn, New Hall Lane 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">- Highway Access and Parking- Loss of General Amenity- Overdevelopment
Comments:	Objection to DC/25/1019, Land To The West of Shoreham Road Small Dole West Sussex. Outline planning application for up to 45 dwellings. This site was refused planning permission in 2015 by Horsham District Council (HDC) on the grounds of conflicting with the aims of sustainable development and damage to the landscape / countryside setting.

Henfield Neighbourhood Plan examined the site and rejected it on the same grounds, viz failing to sustain Henfield as a village hub, infrastructure provision, having a negative impact on the countryside, environmental quality and failing to protect biodiversity and green infrastructure. A referendum on the Henfield Neighbourhood Plan was held on 6 May 2021 and received a 90.5% YES vote from residents. Henfield Neighbourhood Plan was formally "made" by HDC on 23 June 2021.

The HDC Settlement Sustainability Assessment for Small Dole classifies it as a Small Village. The lack of key services such as education and medical facilities leads to a reliance on larger nearby settlements and unsustainable travel patterns. Potential for housing development is therefore limited.

Small Dole is covered by two Neighbourhood Plans, Henfield and Upper Beeding. On 12th April 2017 a Memorandum of Understanding was signed between Henfield and Upper Beeding Parishes. It was agreed that planning needed to take into account the overall sustainability and size of the settlement and resolved that the two Neighbourhood Plans must not 'over-allocate' sites for the small village of Small Dole. The decision taken and widely consulted-on in each parish, was to limit large site development to one site only in Small Dole, namely Oxcroft Farm (within Upper Beeding parish). Both Neighbourhood Plans are now 'made'.

Oxcroft Farm has already been allocated under the Upper Beeding Neighbourhood Plan. If DC/25/1019 and Oxcoft were both built, it would represent a 23% population increase to Small Dole in one step. This would change fundamentally the character of the hamlet. Such an over-allocation in a small hamlet is one of the things that the two Neighbourhood Plans sought to avoid in the case of Small Dole.

Development of the Land West of Shoreham Road thus conflicts directly with both the Henfield Neighbourhood Plan and Upper Beeding Neighbourhood Plan. It is government policy and HDC's stated aim to give real weight to Neighbourhood Plans and community wishes.

More recently, in 2024, in HDC's Local Plan consultation, there were 75 objections and only one supporter (the developer). Objections were received from Andrew Griffiths MP, Henfield Parish Council and Upper Beeding Parish Council as well as a multitude of residents.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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