

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 August 2025 15:15:09 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 28/08/2025 3:15 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:	5 Downsview 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- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>First and foremost, this proposed development is not sustainable. Our village is in an area of limited amenities of which doctors and schools are already stretched. Existing residents realise that you need to own a car to quickly and safely access anywhere nearby.</p> <p>We have lived in Small Dole for over 20 years and have witnessed a dramatic increase in vehicle traffic over this period as the main</p>

through road has become a rat-run throughout the day. A new development of 45 houses within the heart of the village will greatly add to this growing use of vehicles on our roads. There would be an increase to air and noise pollution from traffic but also light pollution from these dwellings.

It should not be forgotten that the use of this greenfield land will have an effect on our local ecology. Many species of birds, mammals and insects use the field, hedges and trees as habitat for feeding and breeding during day and night hours.

The access to the land from the main road would be of great concern due to the road's fast and sloped nature where southbound traffic comes off the brow of the hill, blind to the short stretch of downhill road. The village has a 30mph speed limit throughout, but this seems rarely adhered to with many greatly exceeding this figure.

We moved to Small Dole to escape increasingly busy and noisy town life to a more rural and quiet location and we feel along with many other residents that a development of this size will have an effect on our quality of life.

We are rapidly losing our village identities as planners try to incorporate more housing on sites that really do not deserve them for practical or sustainable reasons.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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