

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 28 August 2025 15:30:14 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 3:30 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 West Sussex
----------	---

### Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	I would like to express my objection at the proposed development of up to 45 houses plus recreational facilities on land next to A2037 Shoreham Road, Small Dole.  Loss of greenfield land - with a stream running through the plot and an un-adopted road running adjacent which frequently flood,

questionable water management needing in turning a greenfield site to a residential site of up to 45 buildings, coping with hard surfaces of roofs, plus driveways and roads when the existing agricultural land on clay is only just about effective in soaking up rainfall. This is in addition to additional loss of woodland and hedgerows in and around the proposed field.

Wates response is to included a large drainage ditches running across the plot with a road bridging it and drainage "pools" which would feed into a pumping station then into the stream. Open and/or stagnant water areas would not be an appropriate option for a housing estate built on clay and so near to a flood plain due to maintenance and safely aspects. The proposed roads to access the properties are to be un-adopted, which would ultimately mean more expense to any new residents in the area to maintain upkeep.

Loss of privacy and visual impact - many homes in the area, including my own, look directly out over these peaceful fields towards Chanctonbury Ring and the surrounding South Downs. Building of houses will remove these views completely, house and street lights will cause light pollution that has never been in this area. Homes and gardens in Downsview, Wood Lane, New Hall Lane and on the Shoreham Road will be overlooked so privacy will be greatly compromised, regardless of type or height of buildings. The rural character of our small village will be completely changed.

Sustainability - a mass influx of new residents in this area would have no paths to walk or cycle along the main road to facilities in our neighbouring villages of Henfield and Upper Beeding, 1 bus each 45-60 minutes, nowhere to shop (the existing convenience store we have would not be able to sustain this many people) and no school or medical support in the way of a health centre or pharmacy. Every home will have to have at least 1 vehicle to exist in this area. I know from personal experience that the local health centres in both Upper Beeding/Steyning and Henfield are extremely busy and likewise the schools are full to capacity. The village would become a "dormitory" where the residents sleep, then have no option other to jump into their cars to go anywhere for their work, school, health and leisure. This in turn puts a strain on the parking in neighbouring villages where it is already a huge problem and ultimately forces people completely outside of the area to the large out-of-town superstores - all of which goes against the "sustainability" idea of the Henfield Neighbourhood Plan.

Where there is a playing field on the other side of the busy road, the Council have recently condemned the skate park as this is routinely vandalised. There are no facilities for teenagers to amuse themselves safely in Small Dole outside of their own homes. In the Wates plan there is proposed green space and a new play area and community orchard. There is an existing play

---

area in Tottington Drive which is rarely used and for the adults, we already live in the countryside with a community orchard and have plenty of green space around us as we are 200 metres from the South Downs National Park - the promise of additional green space is redundant.

Increase in traffic - in a village where we already have to have a car to live in the 21st century, up to 45 new dwellings will cause a major increase to traffic making the already busy A2037 unmanageable at least 2 times a day. For the hours of the school run and commuter traffic, Henfield High Street will become a traffic bottleneck and pollution hotspot. Speeding and overtaking through the Small Dole 30mph area are rife at all times of day and night. The proposed access to the plot is on a blind brow of a hill and we have already had 4 fatal accidents in the village since we have been here. A previous speed survey showed over 80% of all traffic to be driving over 30mph.

For current residents such as us, the attraction of our small village is the peaceful rural setting, feeling safe in our neighbourhood and enjoying the views and countryside around our home. Small scale developments and in-fill sites have comfortably increased the housing and fit in to the capacity of our village. This proposal will change all that together with the identity of Small Dole. This proposal would result in over-allocation of new housing, increasing the village population by over 23%.

Small Dole is a Category 2 settlement with no school, no medical centre, no substantial shops, no foot or cycle paths to nearby villages, no leisure facilities, no modern buildings, very little street lighting, limited employment and transport links, resulting in a quiet, peaceful existence enjoyed by all the residents with a strong village community already. We can accommodate small-scale developments and minor extensions and some of these have started already and will continue to populate the village at a slow and steady pace, which is all the village needs.

Thank you for reading our comments.

---

Kind regards

**Telephone:**

Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)  
k



**Horsham  
District  
Council**

**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**

Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane Eaton