

From: Planning@horsham.gov.uk
Sent: 04 November 2025 19:00
To: Planning
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 6:59 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:	2 Henfield Road Small Dole
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Comments Details

Commenter Type:	Consultee
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:	The development of these 29 properties on Oxcroft Farm and the adjoining field offer nothing to the development of Small Dole village.

Small Dole is a village with very little amenities or public transport, the erection of these properties puts a strain on local business and there is no school or station in the village as well as supermarkets etc. This to me implies that it will in turn lead to the development of more amenities, leading to the minimisation of rural landscapes in this area.

Additionally, the allure of living in a rural village is the landscape. Living on the cusp of the South Downs National Park affords beautiful views but more importantly a habitat for local wildlife that as of yet remains unspoiled. To build on this land would destroy the habitats of

many species for the sake of overdevelopment where it is not needed. The drains in the village can already not cope with the changeable weather and frequently flood causing disruption to the roads, to add more pressure to an already volatile drainage system makes no sense and puts homes at risk of flooding.

Traffic is a major concern in Small Dole, the area where you propose to build a new road into this housing estate seems frankly ridiculous. It is opposite the entrance to an industrial estate at the bottom of a piece of road that abruptly changes from a national speed limit to 30mph. This is already not adhered to as enough as it should be and presents a serious risk to motorists and pedestrians, adding another junction into the mix seems like wilful neglect of public safety.

Adding the 29 houses will bring light and noise pollution as well as increasing traffic in the area, adding to this pollution also.

As well as this you are taking away a property that has been in a family for nigh on 50 years, [REDACTED]. This is morally wrong and these proposed plans offer no positive development to the people of Small Dole.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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