

18 June 2025  
Our Ref: 23.5072

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Planning Department  
Horsham District Council  
Albery House  
Springfield Road  
Horsham  
West Sussex  
RH12 2B

Dear Sir/Madam,

### Land West of Shoreham Road, Small Dole – Outline Planning Application

We write on behalf of our client, Wates Developments Limited, to submit an outline planning application for development proposals at Land West of Shoreham Road, Small Dole. The description of development is as follows:

*“Outline planning application for up to 45 dwellings (including affordable homes) with all matters reserved apart from access from Shoreham Road.”*

The planning application fee has been paid online via the Planning Portal ([PP-14071609](#)). The application is supported by the following documents:

- Planning and Affordable Housing Statement (prepared by Boyer);
- Design and Access Statement (prepared by OSP);
- Heritage Desk Based Assessment (prepared by Pegasus);
- Ground Appraisal Report (prepared by Geo-Environmental);
- Flood Risk & Drainage Strategy (prepared by JNP);
- Utilities Appraisal (prepared by JNP);
- Landscape and Visual Assessment (prepared by SLR);
- Illustrative Landscape Strategy (prepared by SLR);
- Water Neutrality Statement (prepared by Nicholls/Motion);
- Transport Statement including RSA Designers Response (prepared by i-Transport);
- Framework Travel Plan (prepared by i-Transport);
- Air Quality Assessment (prepared by RSK);
- Noise Impact Assessment (prepared by RSK);
- Ecological Appraisal and specialist surveys (prepared by Ecology Partnership);
- Biodiversity Net Gain Statement (prepared by Ecology Partnership);
- Arboricultural Impact Assessment (prepared by SJA);
- Sustainability and Energy Statement (prepared by Bluesky Unlimited);
- Minerals Assessment (prepared by IC Planning);
- Statement of Community Involvement (prepared by Cratus); and
- Indicative Coloured Site Layout (Ref. 23088/C101E).



The submitted drawings for approval are as follows:

- Site Location Plan (Ref. SD-jas-SLP-01); and
- Site Access Arrangements (Ref. ITS19321-GA-013).

We look forward to receiving confirmation that the application has been registered and validated. Should you have any queries or require further information, please do not hesitate to contact me.

Yours faithfully



**Grace Edwards**  
Senior Planner

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