

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 24 August 2025 15:49:01 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 24/08/2025 3:49 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:	The Jaks, New Hall Lane New Hall Lane Small Dole
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### Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Other</li><li>- Overdevelopment</li></ul>
Comments:	<p>This is the third planning application that Wates have made for this proposed site. The first time it was refused, the second time it went to appeal but Wates withdrew. Now there is a third application, Are they wasting HDC time?</p> <p>HDC Settlement Assessment for Small Dole was classified as Small Village. There are NO medical facilities, NO school, No Dentist, NO Church, No Parking. But for 1 small village shop/post office, 1 Public House. The Bus service is spasmodic. Existing is a</p>

high density of heavy traffic. There is regular light and heavy movement of traffic from Mackleys Estate. An additional 45 dwellings will add a further 90 movements of traffic a day, morning, noon and evening. The drainage and sewer system is inadequate. The proposed entrance to the site is situated from the south towards the brow of a hill, The already overloaded road has traffic which speeds through the village at an alarming rate, with vehicles parked both sides of the road through the village it is soon causing a bottleneck with HGV's trying to pass through the village. There have been 2 fatal accidents within the proposed area. I do not see why it is necessary to have a further 2 zebra crossings within a stretch of 400 yds. Why have one at the entrance to New Hall Lane which would cause further traffic congestion with vehicles entering and exiting this private lane. Has anybody had a thought to carry out a 15 hour survey to provide a flow chart - NO.

The stream which runs under the road has occasionally been known to flood. With the additional run off from roofs and hard landscaping, car parks within the proposed site etc, then the stream will then turn into a river which will cause a flood in the middle of the village. The Hamlet is split between 2 Neighbourhood planning areas, Small Dole and Upper Beeding, this project affects both of these areas with respect to numbers of properties developed in the village. Have the existing approved developments been taken into consideration????

IF this overdevelopment must proceed, then it must be stipulated that NO further development of the field will be permitted, NO variation orders!! Additionally I would hope that there would be a clause stating that the number of "Affordable Homes" must be adhered to, NO deviation or additional costs of development to HDC.

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Kind regards

**Telephone:**

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

