

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 20 August 2025 15:52:54 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 20/08/2025 3:52 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:	Eastmead New Hall Lane, 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">- Design- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>The infrastructure of Small Dole does not have the capacity to support this development. No schools, doctors and 1 bus an hour.</p> <p>The access would be dangerous approaching a brow of the hill, speeding traffic and bikers particularly is already an issue.</p>

Utilities - particularly sewage is already a big issue with the existing system unable to cope at times with the current load. Adding this many more houses would break the system.

Water Neutrality: A bore hole is proposed to overcome the water neutrality issue. Can water can be taken from underground so close to the 2 enormous redundant waste tips located to the south.

Previously the Henfield Neighbourhood plan examined the site and rejected it as being in an unsustainable location and harming the landscape. The Vision statement for Small Dole states: "The village setting is much valued, set within farmland, ancient woodland, nature reserves, and the historic common. Green spaces, including high quality agricultural land within, and on, the western side of the village need to be protected as an amenity for the community." This plan was democratically 'made' in 2021.

Reference: Henfield Neighbourhood Plan 2017-2031, Small Dole Report 28

Kind regards

Telephone:

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**Horsham
District
Council**

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