

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 20 August 2025 16:25:19 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 4:25 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 Sycamores Shoreham Road Small Dole
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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">- Highway Access and Parking- Loss of General Amenity- Overdevelopment
Comments:	<p>1. Conflict with Settlement Strategy (Policy 2: Strategic Development, Policy 3: Development Hierarchy)</p> <p>Small Dole is defined as a smaller settlement within the Horsham District Planning Framework. Policy 3 makes clear that development in such villages should be limited to sites within the built-up area boundary or allocated through a Neighbourhood Plan, to reflect local needs and maintain rural character.</p>

This site lies outside the defined built-up area boundary of Small Dole, and it is not allocated for development in either the Horsham District Local Plan or the Henfield Neighbourhood Plan. The proposal therefore conflicts directly with Policies 2 and 3.

2. Unsustainable Location (Policy 1: Sustainable Development, Policy 25: Natural Environment)

Small Dole has very limited local facilities and services. Residents rely heavily on private cars to access schools, health care, shops, and employment in Henfield, Steyning, and beyond. Adding 45 homes here would lead to a significant increase in unsustainable car journeys, contrary to Policy 1's aim of delivering sustainable development.

Furthermore, the site is rural in character and lies close to the South Downs National Park. The development would result in the loss of countryside and erode the setting of the National Park, contrary to Policy 25, which seeks to protect the natural environment and landscape character.

3. Highways and Traffic Impact (Policy 40: Sustainable Transport, Policy 41: Parking)

Shoreham Road (A2037) already carries significant volumes of traffic, including HGVs, with limited pedestrian infrastructure. The additional traffic generated by 45 homes will exacerbate congestion and highway safety concerns.

Policy 40 requires development to be safe, accessible, and to promote sustainable transport modes. This site provides poor access for pedestrians and cyclists and limited opportunities for sustainable transport, making the proposal contrary to Policy 40.

4. Strain on Local Infrastructure and Services (Policy 32: Quality of New Development, Policy 39: Infrastructure Provision)

There is no school, GP surgery, or local shop within Small Dole capable of accommodating the additional demand from 45 dwellings. New residents would be forced to travel by car to Henfield, Steyning, or Horsham, placing strain on already stretched infrastructure.

Policy 39 states that development should only be permitted if infrastructure and services are available or can be provided to meet the needs of future residents. No such provision has been demonstrated.

5. Design, Scale and Character (Policy 32: Quality of New Development, Policy 33: Development Principles)

The proposed scale of 45 homes is disproportionate to the size of Small Dole, representing a significant percentage increase in housing stock. This would fundamentally alter the character of the village, contrary to Policy 33, which requires development to respect the character, scale, and context of its surroundings.

Kind regards

Telephone:

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**Horsham
District
Council**

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