
From: Planning@horsham.gov.uk
Sent: 20 August 2025 18:00
To: Planning
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 6:00 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 Gables New Hall Lane 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- Other- Overdevelopment- Privacy Light and Noise
Comments:	<p>Land To The West of Shoreham Road Small Dole West Sussex DC/25/1019 Outline planning application for up to 45 dwellings (including affordable homes) with all matters reserved apart from access.</p> <p>I am objecting to the proposed development with the following comments:</p> <p>Unsustainable. No school, no medical facility, one small shop, very limited bus service. Car transport is essential for living in Small Dole. The proposal flies directly in the face of the sustainability principles advocated by HDC.</p> <p>Harm to the Landscape. Adverse landscape impacts will particularly impact on residents in Shoreham Road, Downsvie, and New Hall Lane. The site is very close to, and very visible from, the South Downs National Park.</p>

Contrary to the Henfield Neighbourhood Plan, which rejected the site for development and was made as recently as 2021. The addition of this site will create an over allocation of new homes in this small hamlet contributing to an increase of the local population by a very significant amount.

Neighbourhood Plans were given real legal weight yet the Henfield Neighbourhood Plan, running until 2031, is being challenged by a developer seeking to overturn the result of local democracy.

Road safety. Vehicle access to the site will be via a junction created in the A2037 a short distance below the brow of the hill. Road vehicles often speed through this stretch from the Henfield direction and will be suddenly confronted with stationary vehicles manoeuvring into and out of the site.

A serious road safety issue also applies to the apparent pathway from the northern boundary of the site directly onto the middle of New Hall Lane. This is a private lane which is narrow and very busy with cars and lorries, often travelling at excessive speed, and is not at all suitable for unsupervised children or pets. Serious consideration should be given to blocking this exit directly into New Hall Lane.

Water neutrality. Two boreholes are proposed to abstract a large quantity of water from local underground sources. Obviously the water abstracted will come not just from a source within the confines of the development site, but from a much wider surrounding area. This has unknown impact on surrounding gardens and housing plots, and the proposal has not assessed this wider impact.

The site is only a short distance from the relatively recently disused community waste tip. This tip was a huge operation with a whole range of toxic substances dumped there over many years. It still produces significant gas volume used to drive electricity generation, and exudes toxic leachate which has to be monitored for many years ahead. Whilst reassurances can be given based on isolated chemical and microbiological survey, would you want to drink water coming from a borehole in such close proximity to a toxic waste tip, at least without establishing consistent potable quality for a long period ahead?

Wildlife: The agricultural plot is a haven for wildlife in the very centre of the hamlet. Deer, Owls, Nightingales, and Bats are amongst the many residents or regular visitors, as well as a wealth of insect life and ground living animals such as hedgehogs, [REDACTED] and more. Frequent visitors are raptors such as Red Kite, Buzzard, and Kestrel, and these would not be here without a good food supply. These few facts alone demonstrate the high quality of the site for wildlife, very important for the health of our hamlet. Development of this site will destroy all this which cannot be mitigated by capturing and relocating a small number of fauna.

Planning application refusals for this site have previously been rejected for reasons which are fundamentally unchanged (DC/15/0353).

Much smaller but nearby residential developments have been refused on appeal (APP/Z3825/W/24/3356684; APP/Z3825/W/24/3357209) on grounds of unsustainability, harm to landscape, character and appearance of the area.

These citations are just a few examples relating to the very negative planning history of this site.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

