

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 August 2025 15:51:29 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 15/08/2025 3:51 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:	Elmfield House New Hall Lane HENFIELD
----------	---------------------------------------

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- Other- Overdevelopment- Trees and Landscaping
Comments:	<p>I am writing in objection to this application for 45 homes in the centre of the village of Small Dole. This will increase the population of Small Dole by around 10%, and there is already the proposed development at Oxcroft Farm a short distance south of the application site.</p> <p>The village has a bus that runs once an hour only so a large</p>

majority of these new homes will include car drivers, thus increasing the volume of traffic. The access and exit from the site is on a stretch of road where traffic currently often exceeds the 30mph speed limit and is close to a bend to the south and a blind hill to the north.

The number of new residents would put pressure on the local schools and the Henfield Medical centre.

This site is not included in the Neighbourhood Plan for Upper Beeding or Henfield.

It is an agricultural field with the River Adur and open countryside less than half a mile to the west, and Tottington Woods and Hoe Wood that is part of Woods Mill Nature Reserve to the east (south and north). The habitat survey shows a population of bats and invertebrates and includes improved grassland, trees and hedging - this field provides connectivity for species and if development were allowed connectivity from the woods to the east through to the River Adur must be retained.

I am also very concerned regarding water-use for 45 new households in an area where water neutrality is such an important issue.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton