

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 14 July 2025 11:36:19 UTC+01:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/25/0849  
**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 14/07/2025 11:36 AM.

### Application Summary

Address:	Delta Shoreham Road Small Dole Henfield West Sussex BN5 9YG
Proposal:	Permission in Principle for the demolition of existing buildings and erection of up to 9no. single storey dwellings.
Case Officer:	Robert Hermitage

[Click for further information](#)

### Customer Details

Address: Dei Gratia, Newhall Lane, Small Dole. Henfield. West Sussex. Henfield

### Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Design</li><li>- Loss of General Amenity</li><li>- Overdevelopment</li></ul>
Comments:	<p>Development of this site is not on the Local Plan, nor is it a nominated site in the Neighbourhood Plan.</p> <p>It is unsustainable, over development of a rural area, failing to demonstrate how it will protect, conserve or enhance the landscape of the District.</p> <p>Living here requires a car to access medical appointments, shopping, schools, employment etc to which there is a limited bus</p>

service.

Water neutrality is also questionable. Within the HDC document, Facilitating Appropriate Development, it is noted 'Subject to water neutrality being demonstrated, the Council strongly encourages applications on site allocations contained within the HDPF and in Neighbourhood Plans,' again emphasising development within the Local and Neighbourhood Plans, neither of which have recognised this site for development.

Horsham District Council Local Plan Strategic Policy 2: Development Hierarchy 1 states 'Development will be permitted within towns and villages that have defined built-up area boundaries....Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain the characteristics and function of the settlement in accordance with the settlement hierarchy...'

Only part of the site is within the BUAB, 6 properties are outside this and on land previously used for agriculture. The proposals also leave it open to further development on landlocked area behind Delta, much like earlier planning applications did (DC/24/1912, 1913 and 1933), for 13 properties. The scale of this proposal plus the potential for further development on land outside the BUAB is out of line with the nature of this as a 'smaller village and its resources'

The comparison with the 3 other developments in the Built Up Area Boundary of their villages allowed on appeal, a log cabin, a chalet style building and 8 properties on an industrial site are not equal to the proposals in this development in terms of size or potential size that is on land previously used for agriculture.

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Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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