
From: [REDACTED]
Sent: 28 August 2025 15:02
To: Planning
Cc: [REDACTED]
Subject: Planning Application DC/25/1019 Land to The West of Shoreham Road, Small Dole, West Sussex.

Categories: Comments Received

Dear Planning Committee,

The above Planning Application is to construct 45 dwellings and provide pedestrian and vehicular access to the site.

As a property owner and occupier living directly opposite the proposed development, I wish to make the following objections to the Planning Application DC/25/1019.

Wildlife and Countryside Act 1981 (as amended) and **The Conservation of Habitats and Species Regulations 2017** (as amended).

A Bat Report was conducted for the site in 2022. The validity of this report was for two years. It is now out of date. Therefore, insufficient surveying has taken place and must be rectified before this development can be considered for development. This is a legal requirement and appears to have been overlooked.

Henfield Neighbourhood Plan.

(https://www.horsham.gov.uk/data/assets/pdf_file/0007/108466/Henfield-NDP-Referendum-Version-May-2021.pdf - page 24).

The Neighbourhood Plan runs from 2017 until 2031.

This proposed development is in conflict with a democratic decision made in 2021 for the same site.

The site has been previously considered for development and was rejected as was decided it was in an unsustainable location and harming to the landscape.

Unsustainable Location

Small Dole is a hamlet, it has no schools, doctors (nearest being Henfield, 2.7 miles to surgery) dentists, police presence etc. There is no public transport to the Medical Centre or Sports Centre. All residents of Small Dole have to use cars.

Harming to the Landscape

In addition to the natural beauty of the local landscape, there is a whole plethora of wildlife dependent on the proposed site for foraging and residence. In addition to the many bats, there are Nightingales, Cuckoos, Red Kites, Buzzards, Sparrow Hawks and many other wild birds. They feed on the mice, rabbits, shrews, etc residing on site.

The Henfield Neighbourhood Plan was set out to prevent over allocation of dwellings in hamlets such as Small Dole and should be referred to prior to making any Planning Approvals that disregard its contents.

Previous Considerations and setting a Precedent.

This site was refused Planning Permission in 2015 by Horsham District Council (DC/15/0353) on the grounds of 'conflicting with the aims of sustainable development and damage to the landscape/countryside setting'

Application (Reference APP/Z3825/W/24/3356684) Brooklands New Hall Lane Small Dole BN5 9YH for two houses.

Refused on the grounds of 'unsustainability and landscape harm' a decision upheld at Appeal. Reference APP/Z3825/W24/3357209) Jandola New Hall Lane Small Dole BN5 9YH for a single dwelling. Rejected for permission this year on the grounds of 'harm to the character and appearance of the area'.

Allowing Permission for DC/25/1019 will contradict the previous decisions and set a precedent for further development on local countryside. An adjoining field to this proposed development is currently being marketed for £1 million, being described as potential development land.

Highway Safety

The Henfield Road A2037 is the only access from Small Dole to Shoreham and surrounding areas to the South, and Henfield, Burgess Hill and the M23 to the North. It has become increasingly busy over the last few years, and the speed limits are not often adhered to. The access to the proposed development leads directly onto this section of road, but in the 'blind spot' of the brow of a hill. This will pose potential traffic accidents and maybe further loss of life; there has already been one fatality over recent years.

The access will not just provide access for cars, but for delivery trucks, lorries, bicycles and pedestrians. It will also provide access for the emergency services.

The inward/outward vehicular access is in a dangerous position, and the proposed plans should be rejected in the interests of Human Safety.

Please take my highlighted concerns and objections into consideration when deciding this Planning Application.

Kindest regards,

[Redacted Signature]

Contact details.

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