
From: [REDACTED]
Sent: 29 August 2025 11:37
To: Planning
Cc: [REDACTED]
Subject: Planning Application DC/25/1019 Land to the West of Shoreham Road Small Dole West Sussex

Categories: Comments Received

To the Planning Committee,
I refer to the planning application to construct 45 dwellings and provide vehicular access to the said site.
Being an owner occupier of my property for the past 50 years and being directly opposite the proposed site, I wish to make the following objections to planning application DC/25/1019.

This proposed development would impact on the privacy of the properties both on Henfield Road and New Hall Lane and cause Light Pollution in what is a rural area.

I would suggest that it would have a detrimental impact on our limited amenities, therefore being an unsustainable location. Small Dole is a small Hamlet having no Schools, or Medical facilities, with only a Post Office stores and a Public House. All other facilities are approx 2 miles distant, public transport is all but non existant meaning that residents have to rely on a car to access these facilities.

Problems have been encountered by many of the residents of New Hall Lane with regards to sewage backing up in the drains when heavy rainfall is encountered this suggests that the infrastructure is insufficient to support any further development.

Henfield Neighbourhood Plan runs from 2017 - 2031 Any development on this site would be in conflict with the decision made in 2021 for the same site. Any approval of this application would "Fly in the Face" of the democratic decision made in 2021.

The Henfield Neighbourhood Plan was set out to prevent over allocation of housing in Hamlets such as Small Dole, by adding an additional 45 Dwellings would increase the population of Small Dole by 23%. Reference to the plan should be referred to prior to making any decision that disregard its contents.

Development of the site would harm the rural landscape, affecting the rural setting of the area which can be viewed from South Downs National Park. The site is also "Home" to a vast array of wildlife being bounded by hedgerows and mature trees, the decimation of this site would result in a contravention of the Wildlife and Countryside Act 1981.

The site is home to Foxes, [REDACTED] and many wild birds such as Buzzards, Sparrowhawks, Nightingales and a Cuckoo who arrives around 7th May give or take a day or two!

There is also a Bat population on the site and many Slow worms. A Bat report was conducted in 2022, this holds good for two years, it is now out of date. A new report should take place as this is a legal requirement that has not been adhered to. This must be done before this site can be considered for development.

This site was refused Planning Permission in 2015 DC/15/0353 on the grounds of being in conflict with the aims of sustainable development and damage to the landscape / countryside setting. What has changed ??

The proposed access to the site opens onto the very busy A2037 it is on the brow of a hill and despite being a 30mph area very few vehicles adhere to it The A 2037 carries a lot of heavy traffic to the Industrial site in the village and further towards Henfield we have two further sites that receive large loads. In my humble opinion this access is in a very dangerous position and is an accident waiting to happen. When the site was used for agricultural purposes, the tractors used the access in New Hall Lane not onto the main Henfield Road. In the interests of safety I would suggest that the proposed plans should be rejected.

Please take into consideration my objections / concerns when deciding this Planning Application
Yours faithfully

Contact:
[REDACTED]

8 Downsvew,
Small Dole,
Henfield,
W Sussex BN5 9YB