

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 01 September 2025 15:19:06 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 01/09/2025 3:19 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:	Upper Beeding Parish Council The Sports Hall, Memorial Field. High Street Upper Beeding
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### Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Other</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>The Parish Council object to this development as there is another site which was chosen under the agreed Neighbourhood Plan.</p> <p>Previous historic refusals, recent refusals by the Inspector and the fact that the field is recognised as grade II agricultural land.</p>

Access to this site needs to be improved and this would include the need for a cycle and pedestrian walkway to be included, in order to allow access to the local amenities.

The developer needs to reference the walking and cycling plan which is being created.

If the council decide to approve the plan, the following need to be included.

- i. The existing line of mature trees that shield the field should be left to minimise the visual impact of 45 houses being built.
- ii. The South Downs National Park 'Dark Skies' policy should be supported by minimum intrusive lighting.
- iii. Should this Outline be approved then there is an opportunity to create a development that blends into the existing community.
- iv. The wildlife has enjoyed clear access to the field for years and there needs to be considered.

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Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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