

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 01 September 2025 15:18:37 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 3:18 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:	Tempus Fugit, New Hall Lane Small Dole Henfield
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### Comments Details

Commenter Type:	Consultee
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li></ul>
Comments:	<p>I write to register my strong objection to planning application DC/25/1019 (outline application for up to 45 dwellings with access).</p> <p>1. Unsustainable Location</p> <p>Small Dole is demonstrably unsuitable for a development of this scale. The village has no schools, no medical facilities, and just</p>

one small shop. Residents must rely on private vehicles for access to all essential services. This conflicts directly with the principles of sustainable development in the NPPF, which emphasise minimising travel demand and reducing reliance on the car. Car use here is not optional but essential.

#### 2. Harm to the Landscape and Setting of the SDNP

The proposed development would cause significant harm to the character and setting of Small Dole and the surrounding countryside. The site is highly visible from the South Downs National Park (SDNP) and from nearby properties on Shoreham Road, Downsview, and New Hall Lane. Even the developer acknowledges that adverse landscape effects would remain for at least 15 years until tree planting matures. The NPPF (para. 189) requires that development within the setting of National Parks be "sensitively located and designed to avoid or minimise adverse impacts." This proposal fails to meet that standard.

#### 3. Conflict with the Henfield Neighbourhood Plan

The Henfield Neighbourhood Plan (2017-2031), made in 2021 following extensive consultation and independent examination, expressly rejected this site as unsuitable. Approval of this application would represent a 23% increase in the hamlet's population far beyond what local infrastructure can support. Local doctors, dentists, schools, drainage, and water supply are already under pressure. Neighbourhood Plans are intended to have legal weight. Overturning such a carefully considered, democratically approved plan undermines both local democracy and confidence in the planning process.

#### 4. Road Safety Concerns

The sole access proposed is via a new junction on the A2037, just below the brow of a hill where traffic frequently approaches at speed. Stationary vehicles turning into or out of the site would create a serious hazard.

#### 5. Relevant Planning History

The unsuitability of this site has already been recognised: 2015: Application DC/15/0353 was refused by HDC due to conflict with sustainable development aims and landscape harm.

2025: Applications for as few as 1-2 houses on adjacent sites (Brooklands, Jandola, New Hall Lane) were refused and the refusals upheld on appeal (Refs: APP/Z3825/W/24/3356684 and APP/Z3825/W/24/3357209). Inspectors confirmed that such development would cause unacceptable harm to the character and appearance of the area.

#### 6. Over-Allocation of Development in Small Dole

Both Henfield and Upper Beeding Neighbourhood Plans were carefully co-ordinated to ensure Small Dole was not overburdened with large-scale development. Only one major site Oxcroft Farm was allocated. Adding a further 45 dwellings here would breach this balance and change the character of the hamlet irrevocably.

#### 7. Limited Weight of Horsham Local Plan

The draft Horsham Local Plan, which includes this allocation, has been rejected by the Planning Inspectorate and is likely to be withdrawn. It carries little or no weight. By contrast, the made

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Henfield Neighbourhood Plan is up-to-date and must be given significant weight (NPPF para. 14).

8. National Planning Policy Framework (NPPF)

Para. 11d: The presumption in favour of development does not apply where protected assets are harmed. In this case, harm to the setting of the SDNP (a Footnote 7 designation) is clear.

Para. 14: Where a Neighbourhood Plan has been made within the last 5 years, its policies should outweigh the presumption in favour. This is directly relevant here.

9. Water Neutrality Concerns

The proposed borehole solution to meet water neutrality requirements raises serious concerns. The site lies close to two large former waste tips, raising questions about water quality, sustainability, and public perception.

10. Suggested Safeguards (If Approved)

Should the Council be minded to approve this application despite the overwhelming planning objections, strict conditions must be imposed to:

Protect the green space to the north of the site in perpetuity.

Prevent any "Phase 2" expansion beyond the 45 dwellings shown on Wates Site Layout Plan 23088/C101E.

Conclusion

This proposal is unsustainable, harmful to landscape and the SDNP, contrary to the Henfield Neighbourhood Plan, and inconsistent with recent planning decisions. It would over-allocate housing to a small hamlet ill-equipped to absorb such growth, while undermining local democracy and established planning policy.

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Kind regards

**Telephone:**

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**Horsham  
District  
Council**

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