

**From:** Planning@horsham.gov.uk  
**Sent:** 23 January 2026 15:22  
**To:** Planning  
**Subject:** Comments for Planning Application DC/25/2006

**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 23/01/2026 3:21 PM.

### Application Summary

**Address:** Land East of 1 To 25 Hayes Lane Slinfold West Sussex

**Proposal:** Outline application with all matters to be reserved except for access and layout, for the erection of 38no. dwellings, (including 13no. on-site affordable housing units), together with access from Hayes Lane, vehicle and cycle parking, landscaping, open space and play provision, sustainable drainage, and re-alignment of Public Right of Way No.3782

**Case Officer:** Sam Whitehouse

[Click for further information](#)

### Customer Details

**Address:** 3 Welwyn Way, Slinfold Slinfold, Horsham

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment

**Comments:** I object to this application on similar grounds to those listed by Horsham DC when it previously refused planning permission for the earlier application DC/15/0591 (2015). Those reasons for refusal are as applicable to this current application as they were to that previous one.

To repeat;

- 1) The proposal would result in development inconsistent with the overarching strategy for development set out in the Horsham DC Planning Framework.
- 2) The proposed provision of 38 dwellings in this location, with the associated loss of trees ,

scrub & vegetation, would significantly diminish the informal & open character of this area, creating a discordant and uncharacteristically urbanised environment that would serve to derogate the noticeable transition between the more suburban context of the village and the more open countryside to the south and east. The proposed development would, therefore, be harmful to the character and appearance of the locality.

3) The proposed development makes no provision for contributions towards improvements to education provision; libraries; fire & rescue services; open space; or sport & recreation facilities, contrary to various policies of the Horsham DC.

#### Highway Access & Parking.

The means of access to the development is from Hayes Lane which is a narrow rural road. At the proposed access point, Hayes Lane is, in effect, a one way road due to the legitimate parking of vehicles in the road by residents of Hayes Lane. It is wholly unacceptable for the developer to have to rely on the adequacy of his proposed access point being dependent on the imposition of legally enforceable parking restrictions, by means of double yellow lines, on those residents who front the proposed access position, & are fully entitled to park where they do.

Hayes Lane is on the verge of structural failure & will not withstand either further damage by 2/3 years of heavy construction traffic or the subsequent wear caused by traffic generated by the occupants of the development. In this respect it is noted the proposal is for 106 allocated parking spaces plus a further 5 formal unallocated spaces making 111 in total.

This equates to 2.92 vehicles per property. These will generate a considerable increase in traffic movements, creation of noise & disturbance to local residents & rapid further wear & damage on an already stressed Hayes Lane.

#### Loss of General Amenity.

The site covers an area of 4 hectares. This is the natural habitat of a variety of wildlife, including deer, [REDACTED] foxes, rabbits, voles, mice & various species of reptile such as adder, grass snake & slowworm. It is home to a multitude of insect life including many species of butterfly & moth.

All of this will be lost forever should this development proceed. It cannot be replaced or substituted by the mere planting of additional trees or shrubs in the final landscaping of the development.

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Kind regards

**Telephone:**

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



**Horsham  
District  
Council**



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