

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 21 January 2026 20:54:28 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
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 21/01/2026 8:54 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:	Beckfoot Hayes Lane Slinfold
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Trees and Landscaping
Comments:	We would like to register an objection to the proposed development DC/25/2006

We wish to formally register our objection to the above planning application for the following reasons:

1. Highways and Access

Hayes Lane is, by its very nature, a rural lane located to the south of the village. It was originally intended for horse and cart traffic and is not wide enough for two modern vehicles to pass without considerable care. A single, narrow pavement exists on the western side only, and pedestrians—particularly those walking in groups or with dogs—are frequently forced to walk in the carriageway.

The adjacent Downs Link is a well-used walking and cycling route which attracts a significant number of visitors to the area, many of whom arrive by car and park along Hayes Lane. The proposed development access is positioned at one of the narrowest points of the lane, adjacent to both the Downs Link and the recent development at Welwyn Way.

The proposal seeks to mitigate parking and access issues through the introduction of double yellow lines, which would further reduce available on-street parking and exacerbate existing problems rather than resolve them. This raises serious concerns regarding highway safety, access conflicts, and emergency vehicle access.

2. Loss of Amenity and Rural Character

The proposed 'U'-shaped internal road layout introduces an overtly urban form of development that is entirely out of keeping with the rural character of the area. The absence of a meaningful buffer to the Downs Link, combined with dwellings facing outward toward the eastern boundary, would significantly erode the rural ambience and diminish the amenity value of this important green corridor.

Furthermore, the proximity of the proposed dwellings to existing Tree Preservation Order (TPO) trees along Hayes Lane is of serious concern. The discrepancies identified in the Horsham District Council tree report regarding the number of trees to be removed, and the resulting environmental and ecological impacts, demonstrate an inadequate assessment and a disregard for the long-term protection of these important natural assets.

3. Surface Water and Foul Drainage

Hayes Lane has a documented history of drainage issues. Investigations undertaken by the Parish Council have identified multiple anomalies in both surface water drainage—via the existing easterly ditches—and the foul sewer running beneath Hayes Lane.

The proposed development would place additional strain on these systems, increasing the risk of flooding both locally and further downstream. Insufficient evidence has been provided to demonstrate that these risks can be adequately mitigated.

Conclusion

For the reasons outlined above-namely poor road access, increased parking pressures, heightened highway safety risks, unacceptable environmental and ecological impacts, and increased flooding risk-we respectfully urge the Council to refuse this planning application.

Yours faithfully,

Beckfoot
Hayes Lane
Slinfold

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham
District
Council

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