

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 January 2026 18:46:24 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 17/01/2026 6:46 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:	11C Hayes Lane Slinfold West Sussex
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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- Other- Overdevelopment- Trees and Landscaping
Comments:	I live on Hayes Lane opposite the proposed site, but this development has enormous implications for everyone living in the

village, on Hayes Lane, or accessing the roads and estates off it. This narrow country lane cannot sustain more development or traffic. It has already been badly damaged by the volume of construction traffic from previous developments, with no one held accountable to pay for it.

Hayes Lane is often a nightmare to negotiate, with all the parked cars and the growing number of delivery vans. Sometimes, even emergency vehicles have trouble getting through, which is a real worry for us as we age.

During the years of recent construction in the village, there has been a succession of huge lorries speeding in both directions along the narrow Hayes Lane, causing a major hazard for local traffic, including cars taking children to and from school (as well as pedestrians). These lorries also damage the road surface, (and the verges when passing other vehicles) which causes major hazards for cars, particularly in bad weather when potholes and ditches are hidden under water.

Whenever this damage is necessarily repaired, it causes huge disruption when the road is closed for the duration.

This part of Slinfold has already been overdeveloped in recent years, causing much more traffic in both directions along Hayes Lane, which does not all obey the 20mph speed limit (or the 40mph further out).

The additional houses have also exacerbated the overflowing drains and sewers, which are not adequate for any extra capacity (as detailed by other neighbours).

The footpath along the far side of the site becomes very muddy during the winter months, which leads me to believe that there will be a lot more runoff into the road from all the planned hard surfaces. The proposed sustainable drainage system looks nowhere near sufficient to compensate.

Knowing how important the natural environment is for all of us, I am greatly worried for all the trees surrounding this site. I have seen other developments where existing trees were meant to be retained, but the bare minimum survived. The large, very old oak trees in the hedgerows along Hayes Lane are hugely important habitats and I would be horrified if they were damaged in any way. I hope their root systems will be given enough space to thrive, and not be damaged by the building work or by being driven over. Retaining existing mature trees is very much more important than planting new ones.

We need to retain as much of the existing vegetation as possible, to maintain the health and biodiversity of the land and support as much wildlife as possible. More vegetation (and fewer hard surfaces) might also help to offset water runoff.

We need to retain as much of the existing vegetation as possible, to maintain the health and biodiversity of the land, and support as much wildlife as possible. More vegetation (and fewer hard surfaces) might also help to offset water runoff. Over the years, I have enjoyed watching deer, foxes, rabbits, and many bird species in the field. I have also heard nightingales and owls, among others. Nature is, of course, our own life support system,

so it's in our own best interest (and that of others who will live here) to sustain as much of it as possible.

Kind regards

Telephone:

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