

3 December 2025

Emma Parkes  
Horsham District Council  
Parkside, Chart Way  
Horsham  
RH12 1RL

SLR Project No.: 433.000125.00001

Dear Emma,

**RE: Land East of Hayes Lane, Slindfold**

On behalf of our client The Incidental Land Company Ltd (TILCo), we hereby enclose an Outline Planning Application for the following:

*'Outline application with all matters to be reserved except for access and layout, for the erection of 38no. dwellings, (including the provision of 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'.*

TILCo is an experienced housebuilder with a track record of successful delivery of similar sites in West Sussex and is confident this site can be delivered quickly and to the highest quality. The development proposal for 38 new homes in Slindfold responds to the allocation of this site in the made Slindfold Neighbourhood Plan (Policy 7) and makes the most effective use of the land available whilst creating a beautifully designed place for new residents to live.

Please refer to the submitted supporting plans and reports that together comprise this application submission, made via the Planning Portal Ref PP-14263587.

The following documentation is submitted alongside this application:

- Application Form / Certificates
- CIL Form
- PROW Diversion Form (s275 application form)
- Planning Statement (by SLR Consulting)
- Schedule of Accommodation (by CSA)
- Design and Access Statement (by CSA)
- Air Quality Assessment (by Air Quality Solutions)
- Flood Risk Assessment and Drainage Strategy (by Glenn Charles Associates)
- Biodiversity Baseline Report and Preliminary Ecological Appraisal (by AiDash)
- Biodiversity Net Gain Statutory Metric (by AiDash)
- BNG Report (by AiDash)



- Landscape Visual Impact Assessment (by CSA Landscape) including:
  - Illustrative Landscape Strategy Plan
- Transport Statement (by Glenn Charles Associates)
- Arboricultural Impact Assessment (By RPS) including:
  - Arboricultural Method Statement (by RSP)
  - Tree Schedule (by RSP)

The following plans are also submitted alongside this application:

- Location Plan [CSA/5675/108]
- Opportunities and Influences Plan [CSA/5675/109]
- Development Framework Plan [CSA/5675/110 Rev A]
- Planning Layout [CSA/5675/111 Rev B]
- Street Level Illustrations [CSA/5675/117]
- Birds Eye Aerial Visualisation [CSA/5675/116]
- Proposed Site Access Arrangement [22-011-001]
- Refuse Vehicle Tracking – Sheet 1 [22-011-003 Rev A]
- Refuse Vehicle Tracking – Sheet 1 [22-011-004 Rev A]
- Illustrative Landscape Strategy Plan [CSA/5675/118 Rev A]
- Topographical Survey [20109]
- PROW Diversion Plan [CSA/5675/119]

The requisite fee will be paid directly via the planning portal. I look forward to receiving confirmation that the application is valid and registered at your earliest convenience to enable a decision to be made as soon as possible. Should you have any questions or wish to discuss, please do not hesitate to contact me.

Yours sincerely,



**Dr Chris Lyons MRTPI**

BSc (Hons); Dip. TP; MPhil; PhD (LSE); MRTPI  
Technical Director – Residential Lead UK  
SLR Consulting Limited

