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Sent: 16 January 2026 08:49
To: Planning
Subject: Objection to Planning Application DC/25/2006 – Proposed Construction of 38 Houses on Land East of 1 to 25 Hayes Lane, Slinfold, West Sussex

Categories: Comments Received

Dear Sir/Madam

Re: Objection to Planning Application DC/25/2006 – Proposed Construction of 38 Houses on Land East of 1 to 25 Hayes Lane, Slinfold, West Sussex

I am writing to formally object to the above planning application for the construction of 38 houses on the fields opposite my home. My concerns are based on several significant and material planning grounds, outlined in detail below.

The road network in this small village is already struggling. Hayes Lane and neighbouring roads are narrow, rural lanes not designed to accommodate high volumes of traffic. An additional 38 homes—likely equating to 60–80 more vehicles—would place an unsustainable strain on the road system, creating further congestion and increasing the risk of accidents.

The condition of the roads in and around the village have already severely degraded, with numerous potholes and uneven surfaces causing hazards for drivers, cyclists, and pedestrians. The council is obviously already stretched in maintaining these roads. Increased vehicle use from a development of this scale, not to mention the months of building works and the associated heavy traffic, will accelerate this.

Parking along Hayes Lane has become increasingly problematic. Vehicles are now frequently parked on both sides of the road, creating dangerous pinch points where cars struggle to pass.

Many residents have resorted to parking on pavements, severely obstructing pedestrians, wheelchair users, and those with prams or mobility issues. This also damages footways and forces pedestrians into the road. Adding dozens of new homes will significantly worsen this already unsafe situation.

Emergency vehicle access is already compromised due to the narrowness of Hayes Lane and the level of on-street parking. Fire engines, ambulances, and police vehicles have previously struggled to get through or have faced delays.

Any development that intensifies traffic or parking pressure in an area where emergency access is already impeded should be refused on public safety grounds.

Public transport in the village is limited and infrequent, making it an unrealistic alternative to car travel. As a result, new residents will rely almost entirely on cars, worsening congestion, parking pressures, and road wear.

The current infrastructure cannot support the scale of development proposed.

Flooding is a significant and recurring issue, particularly on Hayes Lane. The fields opposite my home currently act as a natural soakaway, absorbing rainwater and reducing the volume of surface runoff.

Key concerns include:

- Hayes Lane floods regularly, even without additional development.
- Replacing permeable fields with houses, driveways, and roads will greatly increase runoff.
- The drainage strategy in the application is inadequate and does not address the long-term impacts on existing flood-prone areas.
- Increased runoff could worsen flooding not only on Hayes Lane but also downstream.

Given the established flooding history of the village, any development that risks exacerbating this problem should not be approved.

The field proposed for development forms part of a valuable green corridor that supports a range of wildlife, including birds, deer, owls, newts, bats, hedgehogs, foxes, and other species.

The development would:

- Destroy natural foraging and breeding habitats
- Remove hedgerows and meadowland
- Reduce biodiversity and sever ecological connections
- Cause disturbance through noise, lighting, and increased human activity

The application does not demonstrate that adequate ecological surveys or mitigation measures have been undertaken. The National Planning Policy Framework requires developments to protect and enhance biodiversity—this proposal does neither.

The proposal for 38 houses represents an excessive level of development for a small rural village. It would fundamentally alter the landscape, remove much-valued green space, increase noise and activity, and erode the rural character that residents depend on and cherish.

For the reasons stated—namely inadequate road capacity, poor road conditions, severe parking pressures, emergency access risks, insufficient local infrastructure, harmful environmental and ecological impacts, increased flooding risks, and overdevelopment—I strongly urge the Council to refuse this planning application.

Thank you for considering my objection.

Yours faithfully



16 Hayes Lane, Slinfold