

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 21 January 2026 16:36:57 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 4:36 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: Bramley 20A Hayes Lane, Slinfold Slinfold HORSHAM

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Trees and Landscaping
Comments:	We object to the outline planning application for the following reasons:

1. It is unclear from the plan exactly how much tree and vegetation removal there will be. Any net reduction in tree/vegetation cover will result in loss of biodiversity and amenity. There has already been a loss of many trees in the developments of Brick Lane and Welwyn Way and promised tree planting by the developers has not always been carried out. We have no confidence that this will not be the case with this development.

2. The Arboriculturalist's Report states that there are inconsistencies between the number of trees stated to be removed and the number identified in the AIA. It also states that the mature trees along the Hayes Lane boundary may be adversely affected by the development unless amendments are made to the design of the plan. This requires the provision of additional information.

3. There is already inadequate parking along Hayes Lane for the current number of residents vehicles. The proposed use of double yellow lines in front of 2 - 7 Hayes Lane will only exacerbate the situation. No consideration to this has been given to this loss of parking.

4. Hayes Lane is a narrow country lane with many parked cars which causes bottlenecks . There has been a significant rise in traffic volumes in recent years and the additional vehicles from this development (bearing in mind that there is no public transport in Hayes Lane and only a very restricted bus service from the centre of the village) will only make matters worse. The road service is in very poor condition and further vehicles will cause ongoing damage, made significantly worse by the construction vehicles.

5. Hayes Lane has been affected by historic flooding from surface water run off. Although some improvement in the surface water drainage in recent years due to regular maintenance by WSCC, they have recognised that the surface water system is inadequate. Further development will cause additional runoff and localised flooding.

6. A previous planning application in 2015 (DC/15/0591) was refused by HDC on the basis of overdevelopment. The number of houses has now been reduced in this later plan from 50 to 38. However if the 14 houses in the recent development at Welwyn Way and Fincham Mews is taken into consideration, the total number of new houses in this part of Hayes Lane will be 52. As such these proposals should also be considered as overdevelopment.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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