

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 February 2026 17:21:30 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 01/02/2026 5:21 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: Aptos Hayes Lane Slinfold

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Other
- Overdevelopment

Comments: We have lived in Slinfold since 2004 and our property and that of our neighbours were flooded out within 4 months of us moving in. We were once again flooded out in 2013 requiring us to move out of our houses for around 6 months for repairs to be made. Since

this time the surface water flooding has caused a long-term battle. Our property and several around us are surrounded by water running in off Hayes Lane during any long-standing period of heavy rain.

We were informed after our first flooding in 2004 that the drainage system was unable to cope and whilst the Parish Council have been active since then, with certain measures taken to improve the situation, in 2025 we saw water surrounding our properties twice and then the lengthy clear up of dirt and debris carried in to the outside of the property. This year has been still more wet, so we are all preparing for the inevitable.

Having stated the above, a further 38 houses in an area already struggling to cope seems naïve at best. We are not opposed to the building of housing, including affordable housing within the village but not when it makes the lives of the residents already living here so much worse. Concerns around congestion from extra cars, and the loss of existing parking in Hayes Lane, loss of natural habitat for wildlife, school places, flooding etc. surely must be considered by the District Council.

The Government's National Planning and Flood Risk Management requires the developer to go through the PPG (Planning Practice Guidelines - a web based guidance), which states the following in broad terms:

- Take into account climate change over the longer term to avoid increased vulnerability to the range of impacts arising from climate change.
- Develop policies to manage flood risk from all sources, taking account of advice from the flood risk management authorities (RMAs).
- Ensure new development does not increase flood risk elsewhere.
- Avoid inappropriate development in areas at risk of flooding by directing development away from areas at highest risk.
- Where development is necessary, make it safe without increasing flood risk elsewhere and direct the most vulnerable development to areas of lowest flood risk.
- Be supported by an appropriate site specific Flood Risk Assessment, where one is required.
- Ensure development is appropriately flood resilient.
- Major development should incorporate sustainable drainage systems (SuDS).

Unless the developers are willing to invest in the infrastructure within Hayes Lane regarding flooding, congestion etc., we would propose that development is only in the interests of the developer's pockets and gives no consideration to the people already living here.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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