

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 29 January 2026 13:51:12 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 29/01/2026 1:51 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: 1 stone cottage Hayes lane Slinfold

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Privacy Light and Noise
- Trees and Landscaping

Comments: I am writing to formally object to the outline planning application for the erection of 38 dwellings on land accessed from Hayes Lane, with all matters reserved except for access and layout. My primary objection relates to highway safety and the unsuitability of Hayes Lane to accommodate additional traffic

generated by this development. Hayes Lane is a narrow rural road, particularly by the stone cottages, where the road width is insufficient for two vehicles to pass safely. On average, there are frequent incidents where vehicles knock wing mirrors off when attempting to pass. It is also common for vehicles to strike or mount the kerbs, causing repeated damage. The introduction of traffic associated with 38 new dwellings would significantly worsen an already hazardous situation and presents a clear risk to drivers, pedestrians, and cyclists.

Furthermore, the existing condition of the road is poor and not suitable to support increased traffic volumes. Road edges and kerbs are already under strain, and increased use would accelerate deterioration, further compromising safety.

I also strongly object on drainage grounds. The land along and adjacent to the proposed development site has a long-established history of flooding. Drainage problems in this area are well known locally and have persisted for at least the past 40 years, during which time flooding has occurred regularly. There are serious concerns that the proposed development would exacerbate surface water runoff, worsen existing flooding issues, and negatively impact surrounding land and the road.

In addition, I am concerned about the impact of this development on local wildlife. The site and surrounding area provide habitat for a variety of wildlife that rely on existing green space, hedgerows, and natural drainage features. Increased development, traffic, noise, lighting, and habitat loss would inevitably disturb wildlife and could lead to a reduction in biodiversity. Given the known drainage and flooding issues, there is also concern that disruption to the natural water environment could further harm local ecosystems.

For the reasons outlined above - namely the unsafe and unsuitable nature of the access road, the long-standing and unresolved drainage and flooding issues, and the adverse impact on local wildlife - I believe this development would have a harmful impact on highway safety, local infrastructure, and the natural environment and should therefore be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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