

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 February 2026 09:02:24 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 03/02/2026 9:02 AM.

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: 8 hayes lane slinfold horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment - Trees and Landscaping
Comments:	Dear Sir/Madam I am writing to object to Planning Application DC/25/2006 Proposed Construction of 38 On Land East of 1 To 25 Hayes Lane, Slinfold, West Sussex.

This proposal should be refused under several of the planning criteria.

Highway Access and Parking

Hayes Lane is a narrow lane where it is already difficult to pass cars coming in the opposite direction due to the road surface crumbling at the sides, uneven surface and numerous potholes; particularly between the A29 and the lane north of the proposed development. It was built to take local village traffic and its poor state of repair can only be made significantly worse with what might be up to 100 extra cars using it, not to mention the construction traffic. This will cause hazards for all road users including pedestrians, dogs and horses and damage to the road surface that will cost goodness knows how much to repair. Hayes Lane between 1 and 25 has a pavement on one side only and nearly all residents have no garages. Some have parking spaces outside their houses and use this and the lane in front to park. This means that the part of Hayes Lane adjacent to the proposed development is single lane only with some cars also parked on the verges opposite. The suggestion of double yellow lines in this area is ridiculous and would leave nearly every house with at one car with nowhere to park. Pedestrians are sometimes forced to walk in the road to get past cars parked partly on the pavement to avoid blocking the road. Delivery and emergency vehicles need to mount the pavements to get through and this causes another hazard.

In short, Hayes Lane is too narrow, already crumbling to pieces in places with barely sufficient parking for existing residents and could not sustain the proposed development and would raise huge issues of public safety. In addition, there is insufficient public transport to remove the need for residents to have cars.

Other- Water and drainage infrastructure

We have lived here for over 27 years and throughout this time we have seen regular flooding of the road as the rainwater flows down the hill to the area of the proposed development. This includes times when logs were flowing down the road and our back garden was under 2 feet of water which was inches from our back door. At present much of the water from the fields up the hill can soak away in the field where the proposed development is planned. No matter what drainage is incorporated in the plans there will still be considerable run off onto the lane as replacing fields with concrete always has this result. This development will leave the houses on this part of Hayes Lane sandwiched between the Brick Lane development and the new one which will leave very little soak away for all the water off the hill.

This regular problem already causes more damage to the road surface, and this will become even worse with the development. Over 30/1 to 1/2/26 a blockage in the main sewer and regular rain caused raw sewage to back up towards the houses opposite the proposed entrance to the development. It was spilling out from the drains and manholes next to 6,7 and 8 Hayes Lane and eventually

covered most of the road almost as far as the Downs Link crossing. Residents called a drainage company but they identified the blocking as being within the main sewer and advised that Southern Water should be called. Southern Water were called at around 10 am on Friday and said they would attend within 48 hours. They arrived at around 10.00 on Sunday morning. During this time waste water was not flowing away properly from the properties. The sewage infrastructure cannot cope with existing houses. Any system in the a new development will still need to feed into the existing structure or face the risk of backing up itself. The Dorset village of Cerne Abbas has recently had similar problems.

Over Development

This will be the third development no more than 50m from our property within around ten years. The houses on the west side of the lane would be sandwiched between three developments which will channel water, that would have soaked away, down Hayes Lane. The same stretch of the lane will be used for construction traffic again and the road will disintegrate again.

Trees and Landscaping

The outline planning position and responses at the meeting with the parish states that all the existing trees on the east side of Hayes Lane will be kept. However this is only outline planning and should the developers decide to remove any of these, they can, at the cost of what we understand would be a small fine (a drop in the water of the overall development)

The removal of any of the vegetation for building will severely deplete the wildlife on the site. Deer, rabbits, foxes, cuckoos, woodpeckers, nightingales and owls.

For the reasons above, the site and to some extent the wider village cannot sustain the proposed development and I formally object to this planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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