

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 January 2026 20:03:49 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 25/01/2026 8:03 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: 8 Welwyn Way Slinfold Horsham West Sussex

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: Trees & Landscaping - Biodiversity and Loss of General Amenity

How can taking away almost 3 ha of natural land be agreeable with a natural habitat? From the reports supplied we know there are bats, owls, birds, newts, invertebrates, polecats and insects in abundance in this piece of land and just beyond. The old oak trees have stood for many many years and we have heard owls hooting in them at night time because it is dark and unspoilt by any particular light pollution. The tree expert says in his report that digging around their old large root network would be damaging beyond repair.

The footpath that runs through this land is equally lovely and in the housing plan looks like it would then change to a tarmac path, running alongside their perimeter road. A total loss of a natural grass public footpath, where people can safely let their dogs off their leads presently.

Privacy Light and Noise

Our views from Welwyn Way and the adjacent downs link will be ruined as we would much prefer looking at trees and wildlife than artificial lights, roadways and homes to excess. The noise levels will be significant in comparison to the occasional animal noise now.

Overdevelopment

As other neighbours have mentioned, hasn't there now been enough development to the Hayes lane area? Welwyn Way, although only 14 units, included, along with Brick Lane and the Cobblers.

We moved to Slinfold as Southwater has become hugely overdeveloped which has made it similar to a small town, also like Billingshurst. We like the quiet of our lovely Slinfold village we have grown to love, especially the tranquility of the downs link. Why therefore can it not stay as it is? To make the village any bigger, would be a crime and ruin the character of it. We like the natural fields and paddocks interspersed with the houses, this land included.

Highway Access and Parking

Hayes Lane has several problems at present and to add 100 plus vehicles regularly going along it, would massively exacerbate it. When it rains the flood water races down the hill to the area in question like a river. The shingle and leaves that get carried along with it sit in and amongst the cars parked in Hayes lane, causing lots of build up of debris. The pot holes and overall 'bumpiness' of the whole surface is poor already.

Taking away street parking directly opposite the entrance to this development is unfair and unreasonable. The houses there either have no or small driveway parking leaving parking on the road for both these residents and any visitors as the only option. I haven't

seen an answer to where their alternatives would be.

I believe that the new entrance placement is unacceptable as it is very close to Welwyn Way entrance and where the downs link crosses the road. Making the likelihood of an accident even more possible. Cyclists sometimes struggle to open the DL gate and may encroach on the road, where a metre or so away is the new proposed entrance. We find crossing this small lane tricky at busy times as you cannot always see cars approaching amongst the parked ones. Large vehicles coming in or out of there may also not be able to see people/cyclists/horse riders approaching the road. There are also many cars parked outside of the houses opposite Fincham Mews and a little further towards the village on both sides of the road, which already make seeing along the lane tricky at times, especially in bad weather. Any new residents not being familiar with such a country lane, may not drive in and out of the entrance with the respect it demands.

Kind regards

Telephone:

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