

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 06 August 2026 10:35:39 UTC+01:00  
**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 06/08/2026 10:35 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, and land for a scout hut and associated parking. |
| Case Officer: | Sam Whitehouse                                                                                                                                                                                                                                                                                                                                                                                                  |

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### Customer Details

Address: Boyne House Hayes Lane Slinfold

### Comments Details

|                      |                                                                                                                                                                                                                                                      |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Member of the Public                                                                                                                                                                                                                                 |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                         |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Overdevelopment</li></ul>                                                                                                                                               |
| Comments:            | I am writing to formally lodge an objection to the proposed development of 38 dwellings on land to the east of 1-25 Hayes Lane. As a resident of Hayes Lane, I have serious concerns regarding highway safety, emergency access, recurring flooding, |

and the loss of greenfield land.

**1. Highway Safety, Traffic Congestion, and Inadequate Access Substandard Lane and Main Road Access:** The development proposes to route traffic from 38 dwellings onto an already narrow, poorly maintained lane. Merging this additional traffic onto the main road creates a severe highway safety hazard.

**Volume of Traffic:** The site will generate significant daily vehicular movements, including residents' cars, visitors, and frequent delivery vans, far exceeding the physical capacity of the current road layout.

**2. Parking Deficits and Severe Access Obstructions (Emergency & Service Vehicles)**

**Existing Parking Constraints:** The lane already suffers from a severe lack of parking, forcing vehicles to park along the narrow carriageway.

**Demonstrated Access Blockages:** Existing parking on this narrow lane regularly prevents large vehicles from passing. For example, an oil delivery tanker was recently unable to gain access down the road.

**Critical Risk to Emergency Services:** If an oil tanker cannot pass, fire engines, ambulances, and refuse collection vehicles will also be blocked. Adding 38 additional households and a relocated Scouts Hut will inevitably lead to overspill parking, worsening this bottleneck and creating an unacceptable threat to public safety.

**3. Surface Water Management and Flood Risk**

**History of Localized Flooding:** The lane suffers from repeated, documented flooding during periods of heavy rainfall. Drainage along the road is already inadequate.

**Increased Surface Water Runoff:** Converting open green land into an impervious built environment (roofs, driveways, paved roads) will drastically reduce natural rainwater absorption. This will exacerbate surface water runoff, worsening flood risks for both the lane and existing neighboring properties.

**4. Overdevelopment and Loss of Greenfield Land**

**Impact on Village Scale:** An influx of 38 houses is completely out of character with the scale, density, and rural setting of our small village.

**Unnecessary Destruction of Green Land:** Developing this greenfield site harms local biodiversity and visual amenity. Green space should be protected, particularly when local infrastructure cannot support further expansion.

Conclusion

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This proposal represents unsustainable overdevelopment on an unsuitable site. Given the demonstrated failure of large service vehicles to negotiate the narrow, parking-constrained lane, the existing flood risks, and the hazardous main road access, I strongly urge the Planning Committee to refuse permission.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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