

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 September 2025 13:34:49 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1155
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 03/09/2025 1:34 PM.

Application Summary

Address:	Land East of Tilletts Lane Warnham
Proposal:	Erection of 59 dwellings with associated open space, landscaping, parking, access, and drainage infrastructure.
Case Officer:	Nicola Pettifer

[Click for further information](#)

Customer Details

Address:	1 TUGGLES PLAT WARNHAM HORSHAM
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Overdevelopment- Trees and Landscaping
Comments:	Warnham is a village not a town, this development would cause the village to lose its charm and identity. Warnham is big enough. Although this location was identified in the Warnham Neighbourhood Development Plan 2017-2031 it isn't suitable due to the development traffic flow would be through the village. Although I must apologise to the residents of Bell Road if we must have more housing in the Parish the best location is in Bell Road either behind the houses (north) or in the copse opposite (south).

If located there the development traffic, residents delivery vehicles and initial construction traffic could access via the A24 without entering the village.

It's also worth noting the Neighbourhood Development Plan 2017-2031 although cancelled did state a quantity of 50 houses to be allocated in the period up to 2031, there have already been at least twenty houses built since that time, this new development application is now proposing 50/60 houses.

If this development did proceed it would immediately open the two fields north of the development to be built on.

I believe Warnham Primary School is currently to full capacity accommodating existing residents children plus some from the surrounding area's including Horsham. Where would the new children go? It's worth noting the existing high volume of traffic created by parents dropping off/picking up their children, I would suggest some parents from the new development would use their cars to drop off their children as well!

Warnham Parish roads are already over capacity with existing residents vehicles and the extreme high levels of rat runner through traffic, this additional traffic would cause chaos with potentially dangerous consequences. In addition the development entrance off of the 90 degree bend in Threestile Road would prove to be extremely dangerous due to the continual through traffic.

I would suggest if this development did go ahead Traffic Regulations Orders (TRO's) would need to be implemented to prevent through traffic. The TRO's would need to be in place prior to the commencement of any construction, the construction traffic alone would dramatically increase traffic bringing traffic to a standstill in the village.

With regard to the construction vehicles it is clear Warnham roads/lanes are not suitable to accommodate large and high volumes of construction traffic. The only route in and out of the site would be via Knob Hill but Threestile Road especially the southern end isn't suitable for HGV's. A one way system on the local roads would need to be implemented if this did proceed. A development of this size would need the support of many different trades and a large labour force resulting in many vehicles both cars, vans and HGV's. Where would these be parked during construction?

Due to the development being on a gradient and the Weald Clay Formation there would be a high risk of flooding with high rainfall. In particular the attenuation basin on the west side of the development is too close to the houses below in Freeman Road.

There isn't sufficient planned parking for residents, when considering two cars per household plus visitors and delivery vehicles etc as with most other modern developments cars would end up parked on the pavements.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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