

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 06 September 2025 09:37:56 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 06/09/2025 9:37 AM.

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:	26 School Hill Warnham Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking
Comments:	<p>I have categorised my objection under Highway Access and Parking as this is my main concern on road safety grounds. I also have further objections in relation to preservation of the rural and historic village green area. Objection relates to road access to the proposed development via Knob Hill.</p> <p>(1) Objections on road safety in use of Knob Hill access - this junction is completely unsuitable for access to a housing development, due to twisting road trajectory and blind corners. Knob Hill is already used as a traffic short-cut, often by completely</p>

unsuitable heavy goods vehicles and speeding commuter traffic. To have residents of a new development using this junction to enter and exit their homes, plus additional traffic to their homes eg visitors, delivery vans and elderly carers (high volume of these coming and going all day long in the village) etc would exacerbate the problem and the risk of road traffic accidents is high in terms of likelihood and impact.

(2) Objections on conservation in use of Knob Hill access - the current, gravelled access to one house and by foot to the football pitch is what is historically known in Sussex as a "twtitten" (a rural version of an alley) and is a historic feature of this Sussex village. It comes out onto the top of the village green, providing pretty views of this conservation area. Walkers come from all over the country to walk the local footpaths and take pause on this green. Re-designing the top corner of this village green to accommodate traffic access to a housing estate is completely incompatible with preserving the rural appearance of the Warnham conservation area.

Suggestion - My request would be that the planners consider making the Tilletts Lane access the primary access, redeveloping the lane to make it suitable for increased traffic. This is already overdue - if you meet another vehicle coming in the opposite direction you are forced into a muddy, deep, off-road ditch which for smaller vehicles is not ideal.

I am a resident of Warnham. Like most people I would prefer that the village is not developed but I understand that there is a housing crisis and we need to accommodate more properties.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

