

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 September 2025 21:10:11 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 08/09/2025 9:10 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:	7 Caryll Place 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">- Design- Highway Access and Parking- Other
Comments:	<p>I object to the proposal to build 59 homes on this agricultural land to the north of my property for the following reasons:</p> <p>1. Surface water flooding</p> <p>The natural gradient of the site will mean that surface water will run south along the footpath bordered by the football pitch and Warnham Primary School. The swales / ditches in this area are</p>

often completely overwhelmed during storm events and the excess water will have nowhere to go except to flood lower levels of land, namely our road and the 14 properties on Caryll Place. Our development must already provide its own pump systems to back-pump surface water from our road to the main drainage network, which is funded by the residents not the local council/water authority. Additional flood water will cause further stress to a very basic pump system that has no additional capacity.

Furthermore, Church Street itself suffers during downpours from overflowing drains and localised flooding at the bottom of Caryll Place, the footpath alongside the Sussex Oak (often inundated) and the bus stop opposite the Church. Surface water from the development will run south and east from the site and exacerbate flooding on this existing, already inadequate drainage network.

2. Vehicular access / Highways

The road access, both from Tillets Lane and Threestile Road, are both wholly inadequate for the volume of traffic to access the site. I often cycle or jog along this route and it already poses a danger to pedestrians, joggers and cyclists due to the blind bends, narrow carriageway and speed of oncoming and passing cars. Adding a large number of vehicle movements to these roads without radically re-designing the entrance into the development site will invariably lead to many more road traffic accidents.

The final issue that brings great concern to the majority of Warnham residents is the sheer volume of construction traffic that will inevitably arise as a result of this development. Despite the warning signs, HGVs already plough through the village and use Bell Road to access School Hill - there have been at least two incidents in the past 12 months that I know of involving HGVs mis-negotiating the roundabout on Church Street/Bell Road causing damage to the cottage on the corner and the trees outside the Sussex Oak. Church Street is already full of pot holes which are never properly repaired, so they get worse each winter and I fear more traffic will be a cause for more accidents on this road as well as further rapid deterioration to the road surface.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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