

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 August 2025 19:00:52 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 30/08/2025 7:00 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:	18 Tilletts Lane Warnham Horsham
----------	----------------------------------

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- Other
Comments:	<p>A considerable amount of thought has gone into this development and the development itself (housing) looks in keeping with the area and other developed areas.</p> <p>However, I must object strongly to the access either to Tilletts Lane or Knob Hill (previously Threestiles Road). Tilletts Lane is a narrow single carriageway and is not suitable for additional vehicle access. With now regular rain storms and torrents of rain that stream down Tilletts Lane, new gullies to be created down each</p>

side of the road bringing debris all the way to Friday Street. The ditches have not been kept up during the years and do not work. Travelling this lane is not easy, either by car or walking. The cars travel too fast and gravel from the roadside create difficulties for breaking. There is no footpath and bad visibility. Further down the road past the flats and first houses, parking has overflowed onto the roadside creating further problems including being able to walk down the footpath. Additional traffic will make this more unsafe for children who travel this route daily to school.

Knob Hill access is between properties with very limited distance and plans have not included pedestrian access on both sides of the entryway. Where the access comes out the road has very restricted view for traffic coming down into the village. Traffic is very fast on this road for the conditions and pedestrians have no footpath. We have stopped walking on this road due to the significant increase in traffic over the past few years cutting through between the A29/A24/A246.

My other concern is the land drainage. Currently the ditch that comes down the side of the school on Freemans Road side is a torrent with any rain. The water down the school field side has been block until the last month where works have been completed. The problem is, its only partial and the ditch that follows the footpath in front of the school does not work and water regularly floods across the footpath making it difficult for children and parents attending the school to stay dry. I can only see this worsening with this construction to the north as it is considerably higher up. I don't believe the measures describe will be able to deal with the increase in water runoff especially as downpours are getting heavier in short periods of time.

Lastly access onto the A24 is OK to the north but Bell Road junction is blind despite the recent works. Access from the A24 from Capel is dangerous as the corner is blind. Traffic runs fast and continuous especially at peak hours. I believe this development will lead to more vehicles using Mayes Lane, another single carriageway road and Northlands Road which is narrow and twisting exasperating the traffic problems. Also more accidents at our two junctions.

If Warnham needs further housing there are better areas to build but to be honest none will be good for the village traffic which is constant.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton