

WARNHAM PARISH COUNCIL CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	Land East of Tilletts Lane Warnham
PROPOSAL:	Erection of 59 dwellings with associated open space, landscaping, parking, access, and drainage infrastructure.
REFERENCE:	DC/25/1155
RECOMMENDATION:	Objection

Warnham Parish Council notes that this site is allocated in the Warnham Neighbourhood Plan. However, allocation does not remove the requirement for any proposal to be demonstrably safe, sustainable, and resilient. Having reviewed the application documents, received expert consultee input, and considered additional representations from residents, the Parish Council places on record the following concerns and requirements. These must be addressed in full for the scheme to be considered acceptable. If not secured through conditions or obligations, the Council reserves the right to object formally.

1. Flood & Drainage

- **Tilletts Lane already suffers from severe flooding due to blocked culverts, missing ditches, and unmanaged runoff, impacting properties at Friday Street, Freeman Road, and along Tilletts Lane.**
- **The applicant's FRA and SuDS strategy rely on these same failing systems, with insufficient clarity on climate change allowances for increases in rainfall or exceedance routes.**
- **The proposed SuDS basin in the south-west of the site will discharge into Tilletts Lane, which is already prone to flooding.**
- **Residents of Freeman Road report multiple flooding incidents every year from runoff originating on this site, contradicting the "low risk" assessment in the applicant's documents.**
- **Concerns are raised to the management of the ponds as they stand during both heavy rainfall and summer dry weather.**

The council offer the recent WSCC highway report as reference to the current flood situation on Tilletts Lane and land to be developed and surrounding runoff from the applicants land.

Required conditions:

- **Grampian condition requiring clearance and reinstatement of all off-site ditches by the applicant (as detailed in the WSCC highway report) and culverts before any occupation.**
- **SuDS system to be climate-proofed with clear exceedance routes demonstrated.**
- **Legally binding long-term funded maintenance plan with a named accountable body.**
- **Southern Water to be formally consulted on village-wide sewer/drainage capacity before approval.**

2. Highways & Access

- **908 extra daily trips are forecast. The Y-junction and blind corners remain unsafe, and Knob Hill is still subject to a 60mph limit.**
- **Residents of Hawthorns, Oak Ridge, Lowwood, and Robins Green have raised major concerns about the safety of the site entrance and potential conflicts with their existing accesses.**
- **Wider resident feedback highlights that Warnham's lanes already act as a rat run at peak times, with safety issues for pedestrians, horse riders and pets.**

Build up at junctions to A roads already lead to long tailbacks of vehicles and this situation can only worsen with this development.

Required conditions:

- **Independent Road Safety Audit for the site entrance, junctions, with redesign if necessary.**
- **Speed limit reduction to 30mph along Knob Hill and traffic calming measures introduced to Mayes Lane junction.**
- **Curbed junction designs to intercept water and protect the road surface.**

Knob Hill drainage be investigated to prevent flow of water from the site to the road network

Speed reduction in place within the site prior to accessing Knob Hill.

3. Parking Pressure

- **A Parish survey found:**
 - **~19% overall adoption rate (Lucas Road 36%, Gregsons 19%, Tilletts Lane 13%).**
 - **60% of households run 2 or more cars.**
 - **1 in 3 households have no driveway or formal off-street parking.**
 - **Overflow parking is spilling onto pavements and verges, causing hazards and damage.**
- **External demand from school drop-off/pick-up, the pub, gym, and walkers adds further pressure.**
- **Residents highlight that existing problems on Tilletts Lane, Lucas Road and Gregsons are acute, with pavement blocking, verge damage, and visibility hazards at junctions.**

Required conditions:

- **Adequate on-site parking to avoid overspill into surrounding roads.**
- **Developer to work with WSCC on measures to relieve existing pressure on Tilletts Lane and Gregsons (e.g. visitor parking/community car park provision).**
- **Consideration of the allocation of further land within or adjacent to the development for additional parking provision to relieve pressure on surrounding streets.**

4. Waste Management

- **Residents of Hawthorns, Oak Ridge, Lowwood, and Robins Green are concerned about waste collection, as they currently use the proposed access route. There is uncertainty as to how bin collection will function safely and practically once the development is built.**

Required conditions:

- **Submission of a waste collection and storage strategy that ensures continued safe collection for existing residents and avoids obstruction of lanes and footways.**

5. Construction Traffic

- **Risk of HGVs damaging village lanes and verges if routed through the centre.**
- **Concerns raised about large machinery and low loaders struggling on Knob Hill and School Hill junctions.**

And construction noise

Required conditions:

- **Binding Construction Traffic Management Plan.**
- **All site traffic routed via A24 → School Hill → Knob Hill.**
- **Hours limited to weekdays 8am–5pm, no weekend working.**
- **Developer to fund pre- and post-construction road surveys and repairs.**

6. Sustainability & Environment

- **EV chargers on all dwellings are welcomed.**
- **However, there is no clear commitment to solar panels, heat pumps, rainwater reuse, or a robust 30-year Biodiversity Net Gain plan.**
- **Sussex Ornithological Society has raised concerns that no full winter or breeding bird surveys have been carried out, despite the site hosting 70 recorded species (13 red list, 19 amber list, 13 Section 41).**
- **Resident evidence also highlights hedgerows used by linnet, goldfinch, yellowhammer, deer, slow worms, and grass snakes – habitats which will be lost unless mitigated. Residents required to maintain common ground seems unfeasible in both willingness and skills required**

Documentation seems to be incomplete on ecology subjects.

Required conditions

- **All dwellings to be all-electric, with air/ground-source heat pumps and solar PV.**
- **Rainwater harvesting/greywater reuse measures to be included.**
- **Revised Landscape and Ecology Management Plan to include results of full bird and species surveys.**
- **Delivery of at least 10% Biodiversity Net Gain, with 30-year management and monitoring.**
- **Features such as hedgehog highways, swift bricks, and bat boxes to be integrated.**

Formal management of common lands must be agreed prior to occupancy.

7. Heritage & Design

- **Conservation officer has already raised concern over the use of pantiles. These are inappropriate for Warnham.**

- Residents have raised concerns that the elevated position of the site will affect long countryside views.

Required conditions:

- Use of plain clay tiles and vernacular detailing.
- Strengthened landscaped buffers on rural edges.
- Tree Protection Orders on key trees along Tilletts Lane.

8. Process & Legal Risks

- Application was lodged in August, limiting resident engagement.
- Consultation period allowed only three weeks for over 100 documents – insufficient time for detailed review.
- Concerns remain over whether all neighbour notifications were properly served.
- One objection raises an easement/right of way issue, which is a potential delivery risk.

Required actions:

- HDC to confirm all notifications have been served correctly.
- Extend consultation period if deficiencies are found.
- Applicant to evidence resolution of any private rights/easements before determination.

Conclusion

Warnham Parish Council notes the site allocation but finds that, as submitted, the application does not adequately address flooding, highways safety, parking pressures, waste collection, sustainability, or biodiversity. These are all material considerations. Unless the above conditions and requirements are secured in full, the Parish Council will be compelled to object formally to this application.

NAME:	OPTIONAL
DATE:	8 th Sept 2025