

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 September 2025 17:33:03 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 09/09/2025 5:33 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:	48 Friday Street Warnham Horsham
----------	----------------------------------

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Other- Overdevelopment- Trees and Landscaping
Comments:	<p>As a resident of Warnham for 20 years, we have seen a steady increase in traffic passing through the village since local developments such as in BBH which has significantly impacted the once quiet lanes on which we reside.</p> <p>While we appreciate that building new homes is necessary, the location for these should be considered from all angles with equal importance shown on how it impacts the village which many</p>

people already call home.

I don't support this new development for a number of reasons:

1) Access and increase in traffic. We live on Friday St and this proposed development would impose a significant problem in terms of access - Friday St, Tillets Lane and Knob Hill are not suitable for large vehicles requiring access during the development, nor for the increase in permanent traffic that the new 59 houses would bring as single track roads. That number of houses comes with a large number of vehicles on the roads. We have been asking for traffic calming measures for years in the village as our roads have become faster and more dangerous - with cars flying through the village at excessive speeds - and yet nothing permanent has been done to mitigate these issues such as pinch points or speed bumps. Where is the consideration for the negative traffic impact? How are the lorries and heavy machinery required for this build meant to access the land when none of the surrounding roads are suitable?

2) Flooding. For years now, the increase in heavy rainfall has seen considerable water run off from fields adjacent to Tillets and Byfleets Lane, leading to significant flooding at the foot of Friday St and damage to lovely old properties. The existing drainage system cannot cope, and adding new houses with additional drainage requirements will overload the present infrastructure with potential for further flooding and damage.

3) Agricultural Land should be used for produce, not property.

4) Nature. The fields for this proposed development are currently full of wildlife and are locally known as the butterfly fields. This development would negatively impact on the rural CONSERVATION area of Warnham village and the natural environment of the fields which surround us.

5) Utilities. Since the BBH development and other local builds, we have seen a regular impact on our water pressure - which is often under strain and low - together with unplanned power cuts causing disruption. This development will negatively impact on the existing infrastructure - our village roads would likely have to be dug up to improve services both under and above ground, causing major disruption to residents access and access to the local primary school.

In all this development offers nothing positive for the village of Warnham and it's existing residents and warrants extending the village boundaries to accommodate it. This sprawl alone spoils the character of our lovely old village, and the surrounding fields and countryside and leaves our village vulnerable to further expansion. Warnham was made a Conservation Area for this very reason, and it should be protected.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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