

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 September 2025 19:04:14 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 7:04 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:	The Barn at Old Manor Knob Hill Warnham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Other- Overdevelopment
Comments:	As a resident of Knob Hill for over 40 years I have significant concern regarding several key issues raised in this planning application.

HIGHWAYS SAFETY & ACCESS

The proposed access to the development from Knob Hill is an accident waiting to happen. In recent years Knob Hill has become

a regular rat run for traffic cutting through Warnham to access A24, A29 and A281. The new access road will be situated on a blind S bend with multiple driveways. Vehicles regularly drive well above the speed limit on this section of the road and there have been many car accidents on this S bend, including but not limited to, 2 vehicles crashing and ending up upside down on their roofs, cars/motorbikes losing control on the corners of the S bend and crashing in to our wall, our gate, our grass verge and fence causing significant damage to our property. We have also witnessed vehicles overtaking on blind corners, large HGVs and car transporters driving in the middle of the narrow lane forcing oncoming traffic to swerve to avoid a collision, and multiple near misses for pedestrians, cyclists and horse riders.

An in-depth safety review of this proposed access is imperative to prevent future accidents. It is just a matter of time until someone is seriously injured or worse.

DRAINAGE

During heavy rain both Knob Hill and Tilletts Lane turn into rivers, with large amounts of water rushing down the roads and overwhelming the drainage system further downhill on School Hill, Church Street and Friday Street. I am concerned that the drainage plan suggested in this application does not take in to account an aged infrastructure in the village and could cause additional flooding on our highways as well as the School playground and field both of which suffer flooding every year due to run off from these fields preventing the children from using outdoor space safely during playtime.

PROVISION FOR RESIDENTS DURING CONSTRUCTION

The proposed access to the development during construction is A24 - School Hill - Knob Hill. Almost every house on Knob Hill has school age children who need safe access to Warnham Primary School and the bus stop. Elderly residents also need pedestrian access to additional local amenities such as the church and village shop/butcher. With large construction traffic entering and exiting on Knob Hill how will residents of Knob Hill be able to safely access these amenities? There is no pavement. The footpath to the school will be closed. How can the developers ensure the safety of local residents as they go about their day to day activities?

OVERDEVELOPMENT - In my opinion the suggestion of 59 residences on this site is too many. If you visit the nearby development at Wickhurst Green, the narrow roads are clogged with cars making it difficult for all road users to move around the estate and the plans for this development seem remarkably similar. There needs to be off road parking for a minimum of 2 cars per household if not more to make sure cars do not block roads in the new development and add pressure to the already limited parking in the village.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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