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**From:** Planning@horsham.gov.uk  
**Sent:** 22 August 2025 18:57  
**To:** Planning  
**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 22/08/2025 6:56 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:	HAWTHORNS 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"><li>- Design</li><li>- Highway Access and Parking</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li></ul>

Comments:

From:

[REDACTED]  
The Hawthorns  
Knob Hill (formerly Threestile Road)  
Warnham, RH12 3SN

Subject: Objection to Planning Application [Insert Application Reference] - Proposed Access

## Road onto Threestile Road

Dear Sir/Madam,

I wish to lodge my formal objection to the above application on the grounds of highway safety and unsuitable access arrangements.

### 1. Direct Personal Safety Concerns

As a resident of The Hawthorns, which sits directly on the proposed access route, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The introduction of a new access road here would dramatically increase traffic volumes and compound these existing dangers.

### 2. Conflict with Highway Safety Policy

The National Planning Policy Framework (NPPF, 2023) makes clear under Paragraph 111 that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety." In this case, the proposed access road creates exactly such an unacceptable risk.

Further, Manual for Streets (DfT guidance) stresses that access points must provide sufficient visibility splays and must not place drivers, pedestrians, or cyclists in danger. The proposed access cannot safely provide this due to the tight bends and restricted sightlines.

### 3. Safety of Pedestrians and Footpath Users

The driveway and verge from The Hawthorns already act as a public footpath. There are frequently young children, families, and walkers using this route. Even with the current, limited number of vehicles, visibility when exiting our home is already compromised. Adding development traffic will materially increase the likelihood of a serious accident involving pedestrians.

### 4. Impact on Residents of The Hawthorns

For those of us living at The Hawthorns, the proposal will not only compromise the safety of the wider road network but also directly impact our ability to exit and enter our own property safely. With traffic emerging from both left and right, and the need to cross into the correct carriageway from a sloping exit, this will become hazardous on a daily basis.

### 5. Conclusion

On the grounds of highway safety, inadequate visibility splays, pedestrian risk, and direct impact on residents, I respectfully request that this application be refused.

The proposed access road is entirely unsuitable for Threestile Road, and I urge the Council to uphold its responsibility to ensure the safety of all road users and residents by rejecting this element of the application.

Yours faithfully,

[REDACTED]  
Resident, The Hawthorns

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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