

[REDACTED]

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**Sent:** 07 September 2025 14:13  
**To:** Katie Kurek  
**Subject:** DC/25/1155 Warnham  
**Attachments:** Road junction Knob hill.pdf  
**Categories:** Comments Received

DC/25/1155  
Land east of Tilletts Lane Warnham

Dear all

I hope you have had a good weekend

We requested a site visit to highlight our real and valid concerns as to the proposed road for this development accessible from Knob Hill ( Threestile Road)

Respecting the lack of resources and time available for anyone to come out we have attached a PDF showing 3 images for ease of reference, in the hope you will be able to understand our objections due to safety implications

The drawings and plans attached highlight the new road alongside 2 driveways serving 3 properties, (Robins Green, Lowood and Oakridge)  
There is less than 10 metres from each driveway to the proposed road which will serve 40 homes, potentially 80 cars, plus all the deliveries, service vehicles and construction traffic

Bright Plan Horsham who have undertaken the work for this project have highlighted where they are trying to mitigate the issue of the proximity of our driveways  
They have been less than generous in highlighting the proposed changes to Robins Green, Lowood and Oakridge

The drawings show that both driveways will be realigned to remove the sweep and therefore come straight on to the road, this will make an already dangerous road even worse for us to navigate as we will all have to pull out further into the middle to turn either left or right depending on the driveway! This will also be problematic for a return journey coming back on to the driveways.  
It is safe to say also that deliveries of which there are many, ( Service vehicles,Royal Mail, DPD, Amazon....etc! ) all park on the respective driveways rather than enter the property's boundary as well as refuse collections which I have highlighted in previous correspondence  
Again another hindrance to the visibility and safety for motorists exiting or entering the new development

We have had no consultation with any of the developers as to our driveways being rerouted, a matter I feel could have been undertaken out of courtesy and respect for neighbours living in such close proximity

The Warnham Neighbourhood Plan 2017 highlighted Tilletts Lane as the preferred route for this development which is why we are objecting to the extent we are as Knob Hill was not seen to be safe for the S-bends that create blind spots either travelling north or south, and the proximity of 2 driveways to the proposed road. The verges are often overgrown and left as country lanes should be, but obviously compromise visibility for motorists, motorcyclists, cyclists, runners and horse riders.

Yes, no fatalities have been recorded on this road, but this proposal for a new road could well prove otherwise

Yes, traffic census reports and data collected have highlighted the majority drive at a reasonable speed limit, but this report has only been calculated over the course of a few days, we as a collection of homes here witness many a motorist chancing there luck with speed and exiting the constraints of the 20 mph zone in the village for them to slam brakes on as they realise we are either turning in to our driveways or exiting them

I also attach a photograph to show over a metre drop in to our property from the proposed road.

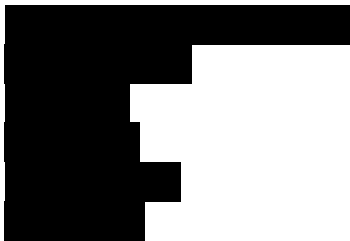
All drawings on the development plan show the buildings running close to our conservation boundary line, and drainage culvert.

These buildings are in constant use and are not just outbuildings, we have heat pumps and air conditioning units also along this boundary line. Therefore another safety issue with the constant back and forth of construction vehicles, motorists and delivery vans. How much engineering and crash barriers will be required to protect and avoid land slips in to our property? The sight line from our rear back garden view has not been considered either as we will see high sided vehicles daily when entering or exiting the new development

We honestly are not the proverbial 'NIMBY' .....we are generally so acutely aware of all the risks and safety implications that this proposed road will bring and are desperately trying to get ahead of avoiding any future accidents with all forms of travel on this village road, either on foot or wheels

Thank you again for your time in reading this and the attention you are giving it

Kind regards

A large black rectangular redaction box covering the signature area.

The proposed road will merge onto the driveways of Robins Green and Lowood Oakridge driveways



Lowood Oakridge's  
proposed mitigation  
adjustment

Robins Green  
proposed mitigation  
adjustment



End of cycle lane sign as per Traffic Signs  
Manual, Figure 965

Lowood Oakridge's  
existing drive

Route for use by pedal cycles and Pedestrians only  
sign as per Traffic Signs Manual, Figure 956

Robins Green  
existing drive

Approx. 1.5m

3.2m

3.15m

Knob Hill

R6.00m

R6.00m

1:20 gradient for the first 20.0m

Existing Cat B tree

Metalled surface with an appropriate skid resistance covering

1.0m service margin

6.00m

3.00m

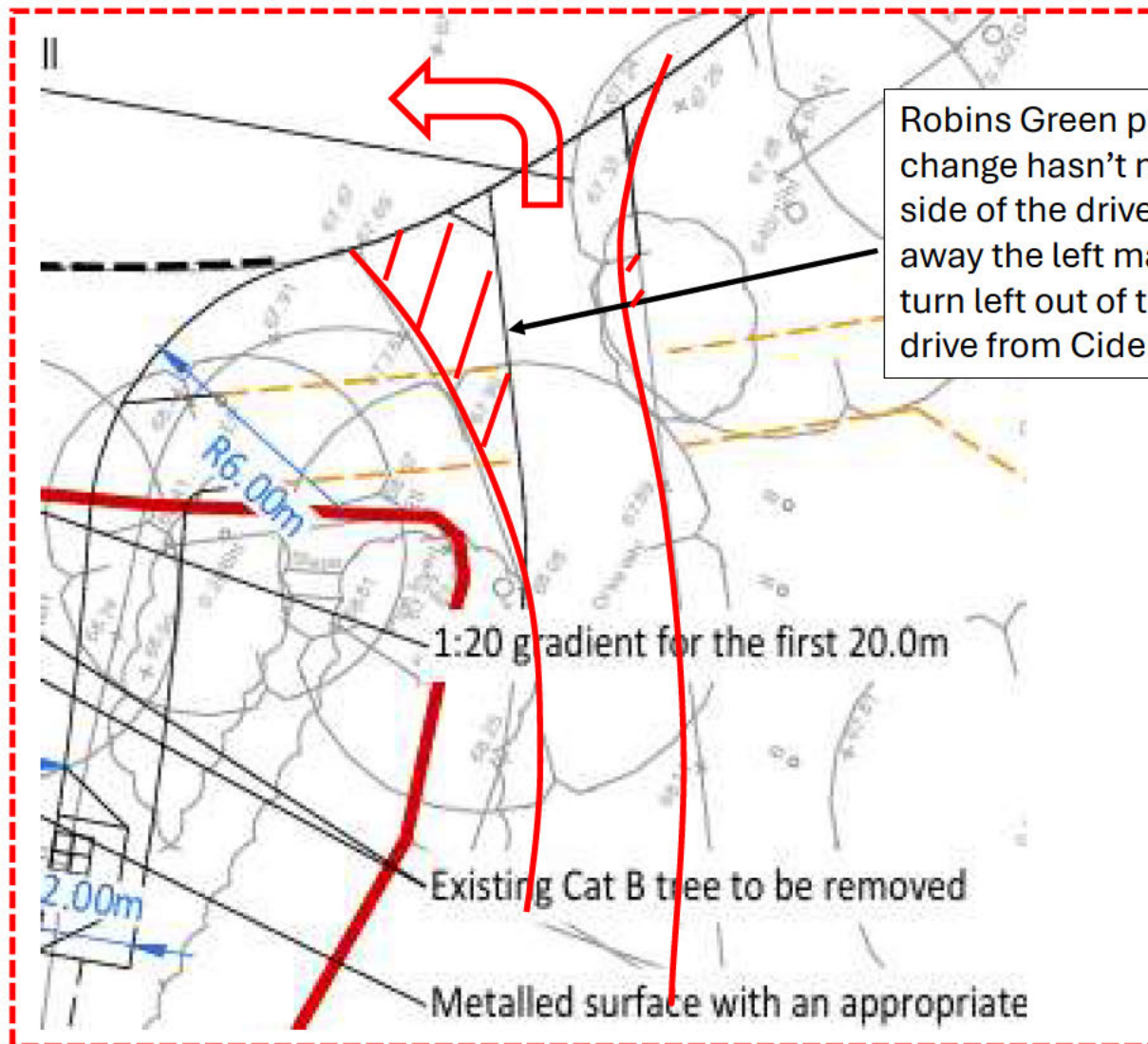
2.00m

1.00m

1.00m

1.00m





Robins Green proposed driveway change hasn't moved the right-hand side of the drive they have simply cut away the left making it dangerous to turn left out of the drive. Or enter the drive from Cider Mill end of Knob Hill