
From: Planning@horsham.gov.uk
Sent: 26 April 2025 12:17
To: Planning
Subject: Comments for Planning Application DC/25/0151

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 26/04/2025 12:16 PM.

Application Summary

Address:	Land To The North and South of Mercer Road Warnham West Sussex
Proposal:	Redevelopment of the site to provide 304 residential units, parking, a retail unit, public car park, public open space, attenuation basins and landscaping
Case Officer:	Matthew Porter

[Click for further information](#)

Customer Details

Address:	11 Station Road Warnham Horsham
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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- Loss of General Amenity- Other- Overdevelopment
Comments:	<p>Dear Sir/Madam,</p> <p>I wish to raise several concerns with this planning application, and note my objection to it being granted.</p> <p>Local Development Framework Policies & Government Guidance</p> <ul style="list-style-type: none">- The proposed development is premature, given the ongoing phased Mowbray scheme, the completion of which will run for some time.- In the absence of a current Local Plan, the evaluation of a development of this scale is not possible on a strategic basis by the local authority, or any inspector.

- The development does not appear to consider the broader context and surroundings of the site as is required in the planning framework; for example:

- o Broader Mowbray scheme and integration with the circulation, placemaking strategies, along with facilities provision in terms of health, education etc.
- o Neighbouring rural communities and stakeholders, e.g. local Parish Council, undermining their ability to contribute or plan strategically
- o Proximity to existing industrial sites which are significant emitters of noise, dust, vapours / odours
- o Proximity to proposed waste incinerator at the Wealden Works. For such schemes, emergent data continues to indicate the negative health impacts to those residents in close proximity due to contamination etc.

Highway safety & Traffic

- The prematurity of the development is highlighted by the proposed access arrangements, temporary junctions etc. The master planning for any development on this site should be adjusted to reflect the proposed A264 junction arrangements for Mowbray phase 3, and not implemented or given consent until the element of the scheme has firm dates for completion.
- Langhurstwood road is already dangerous to pedestrians and cyclists due to the HGV traffic associated with operations at the Wealden Works site. Whilst the proposal includes for a restricted width footpath, it remains poorly accessible to pedestrians and cyclists.
- The assessment of transport infrastructure and modelling should reflect future traffic, not current usage. For example, Wealden Works transfer site current utilises less than 20% of its permitted vehicle movements. Should the proposed incinerator development proceed, this would doubtless result in significant increase of HGV movements on Langhurstwood road, exacerbating the issues for both junction and safety provisions.

Design & Character

- The development is out of character with both the current rural setting of the location and the context in the Mowbray development master plan, most notably with the inclusion of three and four storey apartments blocks.
- The provision for a retail outlet is unlikely to be a commercially viable proposition, is incoherent with the master planning for the Mowbray development, and will be unlikely to attract a tenant or have any impact on the flawed placemaking strategy within the proposals. The most likely outcome will be an empty retail unit, which is subsequently converted to additional apartments.
- Whilst the design for any future scheme in this location will need to consider and provide for Warnham Station parking facilities, this must be considered strategically and with broader scope, to include resolution on the existing access issues around the privately owned station building and commercial operations to ensure a safe and practical arrangement is provided. Furthermore, the ongoing upkeep, security provision of the provision should be agreed with the relevant stakeholders prior to any approval.

I would respectfully urge the local authority to decline approval for this development.

Yours Faithfully,



Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton