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**From:** Planning@horsham.gov.uk  
**Sent:** 22 April 2025 21:46  
**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 22/04/2025 9:45 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:	3 Station Road Warnham Horsham West Sussex
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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>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	I am writing to register my objection to this planning application, as the owner occupier of a neighbouring property on 3 Station Road where I have resided for eight years, which is directly adjacent to the proposed development site.

The proposed development would cause a significant increase in vehicular traffic, associated noise and environmental pollution, and safety risks, particularly given the lack of public transport options including accessible and safe pedestrian and cycling pathways.

The proposed site should not be necessary when a large residential and retail development

has already been approved with up to 2,750 dwellings in nearby Mowbray/North Horsham. The current planning application would result in over-development in an area with limited infrastructure, amenities and services, and encroach on the limited available habitat for animals including native wildlife.

I have outlined below specific concerns relating to transport, safety and security, public infrastructure and social services, and environmental impacts, and request that planners give the following due and serious consideration.

#### Transport

- The application does not consider the high HGV traffic levels on Langhurstwood Road related to the approved Centre for Horsham Energy Recovery (CHER) facility (Horsham Incinerator), which has not commenced construction. Current traffic is well below the expected 284 HGV movements per day once this facility has been constructed and is fully operational.
- The application has inadequate pedestrian, cycling and public transport options (other than the existing limited Warnham to Horsham train service) for the proposed development, especially when considering the increased population that will result from development of the nearby Mowbray site.
- The proposed development would significantly increase traffic on Station Road, Warnham, which already has a high volume of non-resident traffic due to people wanting access to free parking near Warnham station. The proposed addition of 50 ANPR carparking spaces in the planning application will do nothing to alleviate the existing parking issues on Station Road. Rather, the proposed development and population increase would likely increase vehicular traffic and parking issues on Station Road, which has no footpath and already poses safety risks for pedestrians and cyclists due to the number of non-residents who park there to catch the train to London.
- The proposed development will significantly exacerbate other existing road and pedestrian safety concerns which include using Warnham village as a rat run. The vast majority of vehicles regularly ignore and significantly exceed the current 20mph speed limit on Bell Road and the 40mph speed limit on the A24 Dorking Road (between Station Road and Bell Road) despite the existence of multiple speed limit signs.
- Warnham Level Crossing is currently closed to vehicular traffic. While the planning application does not appear to propose reopening the railway crossing to vehicles, any future plans to do so would pose an unacceptable safety risk to local residents and seriously compromise our quality of life. I would strongly urge planners to ensure that the crossing remains closed to cars, and safe access for pedestrians, cyclists and local residents.

#### Safety and security

- The Sussex Police response notes the potential for and predicted increase in crime and security concerns related to this planning application. However, the police calculation is based on minimum dwelling occupancy and the actual security risks are likely to be much higher. Police estimates include an additional 123 incidents per year for police to attend and 37 additional recorded crimes per year attributed to this neighbourhood. These estimates are based on a projected population increase of 714 people/occupants when the actual the population increase is likely to exceed 1,000 people and potentially more than 1,500 people.
- As a local resident, I have serious concerns about how the predicted increase in crime would impact negatively on my family's safety and the security of our property. The police request for funding towards two ANPR cameras would not be sufficient to deter people from committing crimes, and so local residents would incur additional costs to increase personal security measures in order to prevent theft and damage to our properties.
- I am also concerned that the planning application does not provide adequate measures to ensure the personal safety of women, children and other vulnerable community members.

#### Public infrastructure and social services

- I am concerned that this planning application is being considered for approval when Horsham and surrounding areas do not have the necessary public infrastructure, amenities and services - including essential health services and schools - to support the current population, let alone the increased population if this planning application were to be approved.
- There are currently not enough quality healthcare providers to support the local population. It is not uncommon to need to wait more than two weeks for a GP appointment. Horsham hospital is only open on weekdays and Crawley Hospital does not have an A&E. Existing health services are severely stretched with long waiting times for walk-in urgent and acute

care services. Several local GPs are no longer accepting new patients, and other GP services have limited capacity to accommodate the projected increased population.

- We understand the need to provide suitable and affordable accommodation for the growing population amid ever-increasing cost of living pressures. However, the current planning application does little to address these concerns as it only includes 10% affordable housing options. Furthermore, the viability report details suggest that the developer is more concerned about exploiting loopholes to evade its social housing responsibilities.

#### Environmental impacts

- This planning application does not adequately consider or address the cumulative environmental impacts of this and other applications that are under consideration or have been approved in recent years. For example, it does not consider how the impact of delays to one or more approved applications will increase the cumulative environmental impacts of the proposed development.

- The current application does not adequately consider the cumulative environmental impacts of concurrent construction of the CHER facility and other nearby sites including Mowbray. These environmental impacts include:

- o Air quality concerns during the construction phase and post-construction phase of the nearby CHER facility, and
- o Increased noise from construction and post-construction phases including increases in vehicular traffic.

- The proposed development would result in the significant loss of habitat for wildlife in the area including wild deer, foxes, owls and other birds, [REDACTED] that we see regularly on Station Road and in the surrounding fields that are directly adjacent to the proposed development site.

- We are very concerned about the loss of green space and the rural character of West Sussex that is under threat from overdevelopment, which risks permanently destroying the natural landscape and ecosystems that make this part of southeast England so beloved by residents and visitors alike. The proposed development would further erode the available green space and rural landscape and detract from the natural beauty of Horsham and surrounding areas.

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Kind regards

**Telephone:**

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**Horsham  
District  
Council**

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