

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 September 2025 18:08:07 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 05/09/2025 6:08 PM.

Application Summary

Address:	Land East of Tillets 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:	Robins Green 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- Privacy Light and Noise
Comments:	<p>I would like to object to the planning for the following reasons stated:</p> <p>The proposed road placement is far too dangerous for where it is planned to go on Knob Hill. As a member of a neighbouring household residing directly next to this proposed road, I fail to see how anyone can look at the location and deem it safe enough to bring in an influx of more traffic to this location. Firstly the junction</p>

proposed is on a slight bend and is sandwiched between two driveways which means it will be more susceptible to collisions as drivers will be more likely to pull out on someone believing they're turning into the road instead of their own driveway. As someone who commutes to and from work via Mayes Lane, the road itself is winding and narrow on the bends in which I have witnessed accidents due to the nature of the road and drivers taking the bends too fast. Knob Hill is used frequently by equine lorries, horse riders and cyclists alike and is also prone to cars using the road to drift on during the night as well as weekend motorcyclists using the road to follow each other to meeting points in Surrey and around West Sussex, which puts all road users at more risk due to the increase of traffic and people turning into the new road - It is an accident waiting to happen. I myself coming home via Mayes Lane to Knob Hill have to brake to a stop to turn into my own drive (Robins Green) as the view on the bend makes it quite a blind spot to see cars turning into Knob Hill via the A24 and School Hill, coming up the other side of the road.

I would also like to point out that all the Design and Access plans that contain images of the proposed access off Knob Hill fail to show just how close the driveways are to this new road. All images are overhead drone shots or have been drawn in such a manner where it does not show a true representation of the safety aspect that I am concerned about. There are a lot of trees and bushes drawn within the plans which seem to cover the drives affected by this proposed access point as well as one which has a big yellow arrow covering the concerned areas. I have yet to see any planning that covers the distance between the proposed road and the driveways on either side of it, to which I feel suggests that the proposer for said plans is aware that this is a potential issue. The safety of this road has not been considered properly and all plans have concealed it, I would recommend an on site visit so that those concerned on this issue can see just how ridiculous and dangerous the suggested placement is.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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