

From: Planning@horsham.gov.uk
Sent: 07 April 2025 15:21
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 07/04/2025 3:21 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:	17 Station Road Warnham Horsham
----------	---------------------------------

Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	- Other
Comments:	I would like to express my support for the proposed development in principle, particularly where it delivers real community value. In particular, I welcome the inclusion of a children's play park and the proposed shop, which will be valuable additions to the community and help foster a sense of place.

I'm also very pleased to see the inclusion of a dedicated car park for Warnham Train Station. This is a thoughtful and much-needed addition that will improve accessibility for commuters and reduce on-street parking pressure in surrounding residential areas. It's a clear sign that the development is being considered as part of the wider transport network,

That said, I have several concerns and suggestions that I believe are important for the long-term success and safety of the development:

1. Preservation of the field's Natural Beauty

The site as it currently stands is a beautiful open green space that contributes to the rural charm of the area. I would urge planners and developers to retain this character as much as

possible through the thoughtful design of public open space within the development. Incorporating natural landscaping, existing tree lines, and informal play areas could go a long way in preserving the area's aesthetic and making the space inviting for both new and existing residents.

2. Safe Pedestrian and Cycle Crossings

I would like to propose that safe, accessible pedestrian and cycle crossings be prioritised to connect the new development with key nearby destinations. These crossings would benefit not only residents of the new estate but the wider community, enhancing safety and promoting active travel. I suggest three key routes:

- a) A connection into Horsham, potentially via Pondtail Drive.
- b) A route running east to Bohunt School and Rusper Road, ensuring safe access for schoolchildren.
- c) A crossing over the A24 between Station Road and Bell Road, which would greatly enhance connectivity with Warnham village.

3. Warnham Level Crossing - Preventing a Rat Run

While it doesn't look like it is included on the current plans, a significant concern is the potential reopening of the railway crossing at Warnham to vehicular traffic. This would create a rat run through quiet residential streets and past homes with young families. Such a move would compromise safety and quality of life for local residents. I strongly oppose any plans that would allow vehicular traffic to use this route and urge planners to ensure the crossing remains closed to cars, while maintaining safe pedestrian and cycle access.

4. Langhurst Wood Road Junction

Lastly, the current access onto Langhurst Wood Road is already suboptimal, lacking adequate entry and exit slip lanes. Increased traffic from the development will exacerbate this issue. Improvements to this junction should be a condition of planning approval to ensure safe and efficient traffic flow, both for new residents and existing road users.

These connections will be especially important for families and children growing up between two main roads, helping to integrate the development with surrounding communities. They will also be a key selling point when marketing the homes, as seen in the successful integration of nearby Mowbray Village.

Thank you for the opportunity to comment. I hope these concerns and suggestions are taken into account during the planning process.

Kind regards,



Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham
District
Council