

11 May 2026

To Whom It May Concern,

RE: Planning Application Reference DC/26/0585 Land at Station Road Warnham West Sussex RH12 3SR

We are writing to register our strong objection to this planning application, as the owner occupiers of a neighbouring property on 3 Station Road, 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 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 a hamlet with limited infrastructure, amenities and services, and encroach on the available habitat for animals including native wildlife. We have outlined below specific concerns relating to traffic and transport, public infrastructure and social services, environmental impacts, and insufficient planning application detail, and request that these issues be given due and serious consideration.

Increased traffic and pedestrian/cyclist safety risks

- The proposed development application does not consider the **detrimental impact of increased traffic levels on Station Road** due to more people driving to and from current and proposed dwellings and Warnham Station. The application would significantly increase (and likely more than double) the number of vehicular movements on Station Road per day, particularly if the planning application to develop land to the north and south of Mercer Road immediately adjacent to Warnham Station (Ref. No: DC/25/0151) is approved.
- Station Road has **inadequate pedestrian, cycling and public transport options** (other than the existing limited Warnham to Horsham train service) for the current population, let alone for any proposed new development that would more than double the current population in the hamlet.
- Cars, vans and trucks regularly exceed the speed limit on Station Road, and there is **no/limited street lighting and no footpath**, making it unsafe and dangerous for pedestrians and cyclists during the day and even more so at night.
- Station Road already has a **high volume of non-resident traffic** due to people wanting access to free parking near Warnham station. The proposed development and population increase would significantly **increase vehicular traffic and parking issues** on Station Road, which already poses safety risks for pedestrians and cyclists due to the number of non-residents who park there to catch the train to London and Horsham.
- The proposed development would 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.
- For the reasons outlined above, any increase in the current traffic levels on Station Road would pose an **unacceptable safety risk and increase the danger to pedestrians and cyclists**.

Public infrastructure and social services

- **Warnham and Horsham do not have the necessary public infrastructure, amenities and services** – including essential health services and schools – to support the current population, let alone an increased population on the scale that Horsham District Council outlines in its draft Local Plan 2023–2024, which has not been approved at the time of writing.

- Existing **health services are severely stretched** with long waiting times for GP appointments, walk-in and out-patient healthcare facilities. Horsham hospital is open on weekdays only and Crawley Hospital does not have an A&E.
- The **sewerage treatment facility at Station Road is insufficient** for the proposed development, which would more than double the amount of sewerage that would need to be treated.
- The proposed development would increase the **potential for crime, personal safety and home security risks**, given the limited street lighting and lack of CCTV cameras on Station Road. In particular, there would be increased personal security risks for women, children and older residents.

Environmental impacts

- **Station Road is subject to regular flooding** with adjacent fields being submerged/waterlogged and water flowing over the road near the bridge/brook. The proposed development would significantly increase the risk and severity of flooding in this area and increase the risk of environmental pollutants flowing into the brook and nearby waterways.
- The proposed development would **increase the cumulative detrimental environmental impacts of other planning development applications**, including the nearby CHER facility/incinerator (approved) and the proposal to build 302 residential units, a retail unit, and a public carpark on land to the north and south of Mercer Road (Ref. No: DC/25/0151, under consideration). These environmental impacts include:
 - Air quality concerns during the construction phase and post-construction phase of the nearby CHER facility (incinerator), and
 - Increased noise from construction and post-construction phases including increases in vehicular traffic.
- The preliminary ground contamination risk assessment report notes **potential sources of contaminants which if present would expose end users to serious health risks** including very high risk of exposure to asbestos, heavy metals and PAH compounds, high risk of exposure to VOC compounds and petroleum hydrocarbons, and moderate risk of inhalation of soil gases and risk of explosions. The current application fails to demonstrate how such risks would be addressed and potentially mitigated.
- 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] [REDACTED] that we see regularly on Station Road and in the surrounding fields.
- 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.

Insufficient planning application detail and lack of meaningful consultation

- The **application has insufficient detail and fails to demonstrate that the proposed development would not result in overshadowing or loss of privacy** for nearby properties. For example, no site elevation plans are provided and there are no details about the appearance, materials or character of the proposed buildings.
- The proposed site area and number of dwellings is larger than the land area and number of existing residential properties adjacent to the proposed site on Station Road. As such the **proposed development is both disproportionate and unnecessary when large residential developments have been approved** in nearby Mowbray.
- We are disappointed that **Wienerberger Ltd has not engaged in any meaningful consultation** about this proposed development with Station Road residents and other community members.

Given the serious concerns outlined above, we strongly object to this proposed development on Station Road and respectfully urge Horsham District Council to refuse this application.

We would request to be kept informed of any significant changes to this proposal or its planning status.

Yours sincerely,

[Redacted Signature]

3 Station Road
Warnham
Horsham
West Sussex
RH12 3SR