

14 Station Road
Warnham
Horsham
West Sussex
RH12 3SR

26 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 as the owner/occupier of 14 Station Road to register our strong objection to the above outline planning application for the erection of approximately 24 residential dwellings. Our property is one of the existing semi-detached Victorian houses that form the small hamlet along this narrow, dead-end country lane and is located directly adjacent to the proposed development site.

The proposed development would result in significant over-development of a modest rural site, cause a substantial increase in traffic on an already unsuitable road, place further strain on inadequate local infrastructure and utilities, lead to the loss of important wildlife habitats, and permanently harm the rural character of the area.

The application fails to address the very real concerns of existing residents and is not supported by robust, unbiased evidence. We therefore respectfully urge Horsham District Council to refuse this application.

We have set out my specific objections below.

1. Over-development and loss of rural character

The proposed 24 dwellings on this relatively small parcel of land would be urban in scale and character, making them wholly out of keeping with the spacious, informal nature of the existing Victorian semi-detached properties along Station Road. The development would more than double the number of homes in this small hamlet and remove the open community space that currently exists behind the houses. The new buildings would not reflect the scale, design, or materials of the existing Victorian properties, resulting in a harmful visual impact on the streetscene and the rural character of West Sussex.

2. Unsustainable transport and highway safety

Station Road is a narrow, unlit, no-through road with no pavements or passing points. The Transport Report appears biased and fails to properly assess the true impact of the additional traffic that 24 new homes will generate. In particular:

- The proposed gravel road behind the existing properties will be entirely unsuitable for the increased traffic of bin lorries, nor will it be ideal for the oil tankers that make deliveries to the rear of the homes.
- The volume of cars will increase significantly, and there is a clear lack of guest parking facilities, as well as designated parking for rail commuters.
- There are no safe pedestrian or cycle paths. Walkers and cyclists are forced to use the middle of the road.
- There is no safe pathway or crossing to the A24; pedestrians and cyclists must share the road with fast-moving traffic and HGVs.
- The railway line serving Warnham Station is unreliable, with services that finish early on Saturdays and do not run on Sundays, forcing greater dependency on cars and taxis.
- The report appears to have omitted or downplayed accidents and safety issues at the junction, and it does not provide credible evidence that the development would reduce the need to travel by car. As residents, we are aware of at least two vehicular accidents that have been omitted from the report.

Any increase in traffic would create unacceptable safety risks for all road users, especially pedestrians, cyclists, and children.

3. Inadequate local infrastructure and utilities

Warnham and the surrounding area already lack sufficient infrastructure to support the existing population:

Regular power cuts and occasional low water pressure already affect residents.

The sewage treatment facility at Station Road is likely to be overwhelmed by the additional demand from 24 new dwellings.

There are no proposals to upgrade these essential utilities.

4. Flooding and environmental impacts

Station Road already suffers from regular flooding, particularly near the bridge and brook, where fields become submerged and water flows over the road. Gardens also become waterlogged during heavy rain. The proposed development would increase surface-water run-off, exacerbating the risk of flooding and pollution to nearby waterways.

Furthermore, the site supports significant wildlife (including species protected under European and UK law). The development would cause massive disturbance and a loss of habitat for wild deer, foxes, owls, bats, nightingales, frogs, and great crested newts. NatureSpace has already confirmed that the site falls within the red impact risk zone for great crested newts, with multiple ponds on and adjacent to the site, and has required further information before any permission can be granted. The applicant has failed to adequately address these ecological issues.

5. Parking and impact on neighbouring properties

The proposed parking provision appears inadequate for residents, visitors, and delivery vehicles. This is likely to result in increased on-street parking on Station Road, placing pressure on existing residents to remove hedges or create additional parking spaces. Such changes would be detrimental to the appearance, character, and privacy of the Victorian properties, further harming the rural streetscene.

Additionally, the proposed development would overlook existing properties from higher ground, resulting in a severe loss of privacy.

For all the reasons set out above, this proposal represents unsustainable development that would cause significant harm to the local area, its residents, its wildlife, and its rural character. We strongly urge Horsham District Council to refuse this application.

Yours sincerely



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