

[REDACTED]

Sent: 27 May 2026 20:25
To: Planning
Subject: Planning application objection Ref DC/26/0585

Categories: Comments Received

[REDACTED]

1b Station Road, Warnham, Horsham. West Sussex RH12 3SR

27th May 2026

Horsham District Council Planning Department Parkside, Chart Way Horsham West Sussex RH12 1RL

RE: Planning Application Objection — Reference: DC/26/0585 Proposal: Outline application for approx. 24 residential dwellings **Location:** Land at Station Road, Warnham, West Sussex RH12 3SR

To the Planning Officer,

We are writing to formally lodge our strong objection to the outline planning application referenced above. As local residents living in the immediate vicinity of the proposed site, we are deeply concerned about the severe, detrimental impacts this development would have on our community, local infrastructure, and the rural environment.

The proposal to cram 24 houses onto this modest is entirely unsuited to this quiet, rural pocket of Warnham. We request that Horsham District Council refuses this application based on the material planning grounds detailed below.

1. Incompatible Scale and Erosion of Rural Character

The introduction of a 24-dwelling estate would fundamentally alter the identity of this small hamlet. Our community is characterized by historic, semi-detached Victorian properties defined by their spacious, open surroundings. Doubling the housing density on a site of this scale introduces an urban layout that directly conflicts with the existing streetscene. Furthermore, it would completely eliminate the open green space behind the current housing line, permanently erasing the rural, informal character of the area.

2. Traffic Volume, Highway Safety, and Unsustainable Transport

Station Road is a minor, unlit, dead-end country lane entirely lacking in pavements, designated pedestrian paths, or formal passing places. The applicant's Transport Report vastly downplays the logistical reality of adding a high volume of daily vehicular trips to this narrow road:

- **Pedestrian & Cyclist Vulnerability:** Because there are no footpaths, anyone walking or cycling—including children—must share the narrow road space with vehicles. The connection to the A24 is already hazardous, forcing vulnerable road users to navigate fast-moving traffic and heavy goods vehicles without a safe crossing.
- **Inadequate Infrastructure for Deliveries & Services:** The proposed gravel access track running behind the existing homes is entirely unfit for heavy service vehicles, such as weekly refuse lorries or the oil tankers required for local fuel deliveries.
- **Deficient Public Transport:** The report falsely implies a reliance on sustainable transport. In reality, rail services from Warnham Station are highly restrictive, shutting down early on Saturdays and failing to run at all on Sundays. This guarantees a heavy, near-exclusive reliance on private cars and taxis.

3. Strain on Failing Utilities and Local Infrastructure

Our local utility infrastructure is already operating at or near capacity. Residents routinely experience localized power cuts and drops in water pressure. Adding 24 additional households will put unsustainable pressure on these fragile systems. Specifically, the existing Station Road sewage treatment facility is entirely unequipped to absorb the effluent demands of a new estate, and the application offers no concrete proposals or funding to upgrade these vital public utilities.

4. Flood Risk and Severe Ecological Harm

The proposed development site and its immediate surroundings are highly prone to flooding. During heavy rainfall, the fields submerge and water routinely breaches the road near the brook and bridge. Paving over this natural soakaway will drastically increase surface-water run-off, worsening flood risks for existing homes and threatening local waterways with polluted runoff.

Furthermore, the ecological impact of this build would be devastating:

- The site serves as a vital habitat for local wildlife, including wild deer, foxes, owls, bats, and nightingales.

5. Encroachment, Parking Deficits, and Loss of Privacy

The layout indicates a severe shortfall in parking provisions for visitors, delivery drivers, and rail commuters. This deficit will inevitably force vehicles to park along the verges of Station Road. To cope with this displacement, existing homeowners would face immense pressure to destroy established hedgerows to create front-garden parking, stripping the Victorian streetscene of its historic appeal. Additionally, because the proposed development sits on elevated ground, the new structures will directly overlook the older properties, resulting in an unacceptable and invasive loss of privacy for current residents.

We urge the planning committee to reject this application.

Yours sincerely,

[Redacted Signature]

1b Station Road