[redacted]

From: [redacted]
Sent: 25 July 2026 15:29
To: [redacted]
Cc: [redacted]

Subject: OBJECTION to proposed access road and footpath

Categories: Comments Received

Erection of 59 dwellings in Warnham
DC/25/1155

Dear Members of the Planning Committee

We write in relation to the proposed development of 59 dwellings on land behind our property.

We do not object in principle to residential development on this site. However, we strongly object to the proposed access road and footpath running immediately alongside our boundary, as this would give rise to SIGNIFICANT material planning harms that have not been adequately addressed in the reports and documentation.

The proposed road would be constructed IMMEDIATELY adjacent to an existing level change of approximately 1.3 m into our land with permanent buildings located close to the boundary line. No satisfactory information has been provided as to how the scheme will safeguard the stability of our land and structures or how any risk of damage and loss of support or construction related impact will be avoided.
These are fundamental matters of neighbour, amenity and site engineering that should be resolved before the application can be supported.

The impact of traffic using this access road is also a matter of serious concern. Whilst the applicant may describe the expected vehicle movements as relatively low, this fails to recognise the reality that the road will accommodate residents' vehicles, delivery and service vans, refuse collection lorries, emergency vehicles, and during the construction phase a substantial volume of heavy construction traffic.
The accumulative effect of these vehicles travelling immediately alongside our boundary line will inevitably result in increased noise, vibration, dust, disturbance and visual intrusion. The weight height and frequency of construction vehicles are of particular concern given the proximity to our buildings and the existing change in ground levels we do not believe these impacts have been adequately assessed nor has sufficient consideration been given to the long-term effects on our residential amenity all the rural character of the area.

It is equally concerning that insufficient consideration appears to have been given to an alternative access solution.
A new road constructed parallel to the existing Tilletts Lane could in our view provide access to all 59 dwellings while accommodating a new junction or roundabout at the upper end of this site., the old road becoming a cycle and pedestrian route.

Such an arrangement would significantly reduce the impact on the neighbouring properties and fundamentally AVOID LAND-LOCKING HAWTHORNS during construction and minimise the need to construct a road immediately adjacent to existing residential boundaries. We believe it is incumbent upon the applicant to demonstrate why this alternative has been discounted and upon the planning committee to satisfy itself that the least harmful option has genuinely been explored before determining the application.

We are also extremely concerned that no meaningful information has been provided regarding the protection of our privacy, the treatment of the boundary or the safeguarding of existing conservation features. In particular the culvert beneath the proposed road represents an important drainage feature and must be fully protected throughout construction and for the lifetime of the development. No satisfactory evidence has been presented to demonstrate how this will be achieved or how any future maintenance responsibilities will be managed.

The proposed junction onto the main road also raises significant highway safety concerns.
It is positioned immediately adjacent to 2 existing private driveways, creating an arrangement that appears fundamentally at odds with accepted highway design principles.
Had the circumstances been reversed it is highly unlikely that permission would have been granted for private driveways to be constructed in such close proximity to an access serving a development of this scale.
Furthermore, the Warnham neighbourhood plan (2019) identified this arrangement as UNSUITABLE on Highway Safety grounds. It is therefore difficult to understand how the same principle can now be considered as acceptable, particularly given a substantial increase in traffic using Tilletts Lane and Knob Hill in the intervening years.
Who would be accountable for constructing a junction that goes against recommended guidelines for safe distance to driveways should death or serious injury occur??

The proposal also fails to make any provision for our existing refuse and recycling arrangements. We require space for 12 refuse bins and 4 food waste bins. All of which are currently located within the area affected by the proposed access route. No alternative arrangement has been identified or discussed, this is a practical and necessary matter that must be resolved before any permission is granted. This is an essential operational requirement that cannot simply be overlooked.

Perhaps most concerning of all is that we have not been meaningfully consulted on matters that directly and materially affect our property. Issues relating to land stability, structural protection, drainage, privacy, highway safety, traffic generation refuse storage and construction impacts are all material planning considerations.
It is difficult to see how the application can be properly determined whilst such significant matters remain unresolved.

For these reasons we respectfully request that the planning committee refuses the application in its current form unless and until the applicant provides a clear comprehensive and independently verifiable evidence demonstrating that these concerns can be fully addressed. This should include detailed engineering proposals, structural assessments, drainage and culvert protection measures boundary treatment, plans, highways, safety, evidence, traffic impact assessments, construction, management, proposals, and suitable refuse storage arrangements.

We respectfully ask that these representations are afforded substantial weight in the determination of this application whilst we support appropriate development of the site we cannot support an access arrangement that places an unreasonable and unnecessary burden on neighbouring residents when there appears to be a less harmful alternative that has not been adequately explored.

Yours faithfully

[redacted]

Robins Green
Knob Hill
Warnham