

From: Planning@horsham.gov.uk
Sent: 27 May 2026 11:26
To: Planning
Subject: Comments for Planning Application DC/26/0585

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 27/05/2026 11:25 AM.

Application Summary

Address:	Land at Station Road Warnham West Sussex RH12 3SR
Proposal:	Outline application for the erection of approximately 24 residential dwellings, with all matters reserved except for access.
Case Officer:	Alice Johnson

[Click for further information](#)

Customer Details

Address:	Hudson House, Station Road Warnham, Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Submission of Objection to Outline Application DC/26/0585 Dear Sir/Madam, We strongly object to the proposed development to the north of Station Road, Warnham, for the following reasons. 1. Harm to the Rural Character of Warnham Warnham is a historic rural village located to the north-west of Horsham in West Sussex, valued for its countryside setting, natural landscape, open green spaces and strong sense of community. Station Road forms part of a small rural hamlet comprising approximately 21 dwellings, one industrial unit and a smallholding, bordered by woodland, ancient woodlands, fields and open countryside. The proposed development of 24 dwellings would more than double the number of homes in Station Road and would represent a substantial and intrusive urban expansion into countryside currently characterised by openness, tranquillity and wildlife habitat. Such a development

would fundamentally alter the rural identity and character of this part of Warnham. The site currently acts as an important green buffer between Warnham and North Horsham and contributes to the distinct separation between settlements. The loss of this land to housing development would result in significant urbanisation and suburban sprawl that is entirely out of keeping with the existing landscape and settlement pattern. This countryside setting is one of the defining characteristics that makes Warnham an attractive and desirable rural community. Once lost, this character cannot be restored.

2. Conflict with Planning Policy The application site lies outside the Warnham Built Up Area Boundary and is designated as countryside under both the Horsham District Planning Framework (HDPF) and the Warnham Neighbourhood Development Plan (WNDP), adopted June 2019. Station Road was specifically assessed during preparation of the WNDP and rejected as a suitable housing allocation due to concerns regarding: * poor and unsafe access, * flood risk, * inadequate infrastructure, * unsustainable location, and * harm to rural character. Those concerns remain fully relevant today. The proposal conflicts directly with HDPF Strategic Policies 25 and 26 relating to landscape character, countryside protection and safeguarding the natural environment. It would also undermine the objectives of the Warnham Neighbourhood Development Plan, which seeks to preserve the village's rural setting and separate identity from Horsham. The application is submitted in outline form with limited information regarding scale, landscaping, appearance or layout. It is therefore impossible to properly assess the full visual and environmental impact this development would have upon the countryside setting.

3. Loss of Green Space and Community Amenity The land proposed for development currently forms part of a smallholding and informal open green space used and valued by local residents. It contributes positively to wellbeing, recreation and the rural environment enjoyed by the community. There is also a well-used public footpath that residents regularly use to access the surrounding woodlands and ancient woodland areas for walking and recreation. The proposed development would effectively prevent or severely restrict access to these valued countryside areas and would result in the loss of an important community amenity. The removal of this green space would permanently diminish the natural character of Station Road and reduce opportunities for informal recreation and enjoyment of the countryside by residents. Open green areas within rural settlements such as Warnham are increasingly important for both residents and wildlife and should be protected rather than replaced with dense housing development.

4. Severe Impact on Wildlife and Biodiversity Warnham and the surrounding countryside support an exceptionally rich range of wildlife and natural habitats. Station Road and adjacent woodland, ancient woodlands, fields and watercourses provide habitat and movement corridors for numerous species including: * bats, * owls and birds of prey, * deer, * foxes, * hedgehogs, * reptiles and amphibians including slow worms and great crested newts, * field mice and other small mammals, * nesting birds, * insects and pollinators. The site forms part of a wider interconnected rural ecosystem that would inevitably be harmed by development. Construction activity, habitat destruction, increased traffic, noise, artificial lighting and domestic disturbance would all negatively impact local wildlife populations and biodiversity. Increased light pollution in particular would affect bats and nocturnal species that currently thrive in the dark rural environment around Warnham Station and surrounding countryside. The development would also contribute to fragmentation of wildlife corridors between woodland and open countryside areas. At a time when biodiversity loss and environmental degradation are major national concerns, it is wholly inappropriate to sacrifice valuable greenfield countryside and wildlife habitat for speculative development of this scale. The proposal appears contrary to the environmental objectives of the National Planning Policy Framework, which requires planning decisions to minimise impacts on biodiversity and provide measurable biodiversity net gain.

5. Highway and Pedestrian Safety Station Road is a narrow rural road serving a limited number of homes and Warnham railway station. The road has no continuous footpaths, cycle lanes or street lighting. Residents, including families with young children, regularly walk and cycle along Station Road to access Warnham village, local amenities and the primary school. The proposed increase in traffic associated with 24 additional dwellings would significantly increase danger for pedestrians, cyclists and other vulnerable road users. The rural nature of the road means visibility is poor in places and there is little protection for pedestrians. During darkness the area becomes particularly hazardous due to the absence of street lighting. The junction of Station Road with the A24 and Bell Road already has a history of serious accidents, including fatalities and life-changing injuries. Additional traffic movements generated by the development would inevitably worsen existing highway safety problems. Station Road already struggles to cope with existing traffic levels, particularly during peak commuting times and station use. The additional vehicle movements generated by this development would place further strain on an already inadequate rural road network. There is also a bridge on Station Road that

construction vehicles would need to cross in order to access the site. There are serious concerns regarding the bridge's structural suitability for heavy construction traffic. Previously, when Arriva buses operated from premises located beyond the bridge at the rear of Station Road, the bridge was inspected and deemed unsuitable for regular bus use due to weight restrictions and structural safety concerns. Fully loaded construction lorries can weigh up to 32 tonnes, and there are significant concerns that the bridge would not be capable of safely supporting repeated use by vehicles of this weight. Residents are extremely concerned that the increased use of heavy construction traffic could cause structural damage or potential failure of the bridge, creating a major safety risk for residents, pedestrians and road users. This raises significant concerns regarding the ability of the bridge to safely accommodate heavy construction vehicles and increased traffic associated with the proposed development. As a resident of Station Road since 1998, I have personally witnessed the increasing pressure placed upon the local road network, ongoing safety concerns at the A24 junction and the importance of preserving the rural character and environmental value of this area. There is also no safe pedestrian crossing provision connecting Station Road to Warnham village or nearby facilities.

6. Unsustainable Location and Lack of Public Transport Despite the proximity of Warnham railway station, public transport provision is extremely limited. Train services are infrequent and there is no Sunday service. There is also no bus route linking Warnham Station with Warnham village or Horsham. Residents of any new development would therefore be heavily dependent upon private vehicles to access: * healthcare, * supermarkets, * secondary schools, * employment, * leisure facilities and * wider public services. This level of car dependency is contrary to the sustainability objectives of both local and national planning policy. Pedestrian and cycle access to Horsham and surrounding areas is also poor and unsafe due to the requirement to use roads with high traffic speeds and no segregation from vehicles.

7. Increased Traffic and Parking Pressure The development would place substantial additional pressure on Station Road and surrounding highways. Car ownership levels within the Horsham district are high and it is reasonable to assume that many households within the proposed development would require multiple vehicles due to the lack of sustainable transport alternatives. The outline proposals do not appear to provide sufficient parking capacity for the likely level of demand, creating the risk of overspill parking along Station Road and access roads. This would further reduce highway safety, obstruct access and negatively impact existing residents.

8. Flood Risk and Drainage Concerns Station Road and nearby land are already affected by flooding during periods of heavy rainfall due to water flows associated with Boldings Brook, which regularly bursts its banks. Development of greenfield land would increase impermeable surfaces and surface water runoff, increasing flood risk to existing homes located downhill and to the south of the site. It is significant that Horsham District Council, acting as Lead Local Flood Authority, has objected to the application due to concerns regarding surface water disposal. Southern Water has also objected and advised that it would not permit connection to the foul drainage system as proposed within the application. These objections demonstrate that the development has failed to establish a suitable and deliverable drainage strategy.

9. Cumulative Impact of Development Around Horsham There are already substantial housing developments underway in North Horsham and surrounding areas. Continued expansion into rural villages such as Warnham risks eroding the identity of these historic communities and placing unsustainable pressure on local infrastructure, roads, schools and the environment. Warnham should not become an extension of urban Horsham through incremental speculative development on countryside land.

Conclusion For all the reasons set out above, this proposal would cause unacceptable harm to the rural character of Warnham, damage valuable wildlife habitats, increase highway danger, worsen flooding and undermine both local and national planning policies intended to protect the countryside and promote sustainable development. The development is inappropriate in scale, unsustainable in location and harmful to both the environment and the existing community. We therefore respectfully request that planning application DC/26/0585 be refused. Yours faithfully, [REDACTED]

Kind regards

Telephone:

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**Horsham
District
Council**



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