

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 May 2026 15:56:04 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
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 22/05/2026 3:56 PM.

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:	16 Station Road Warnham
----------	-------------------------

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment
Comments:	We wish to formally object to planning application DC/26/0585 on the following material planning grounds. The proposal represents an unacceptable and unwarranted form of development which conflicts with both local and national planning policy and would result in significant and irreversible harm to the character, ecology and amenity of the surrounding area. In highway terms, the development would intensify traffic

generation and vehicle movements on roads and junctions already subject to limited parking capacity and existing safety concerns. Increased traffic, service vehicles and on-street parking pressures would materially worsen conditions for existing residents and pedestrians. The proposal fails to demonstrate that sufficient parking can be accommodated without overspill along Station Road, leading to obstruction, reduced highway safety and additional conflict between vehicles and vulnerable road users as there are no pedestrian paths.

The application fails to adequately respect the existing rural and undeveloped character of the site and surrounding environment. The current landscape forms a rare and increasingly valuable undisturbed habitat corridor which supports protected and declining species including bats, Nightingales and Little Owls. The ecological value of the site appears to be significantly understated within the submitted information. Nightingales in particular are a species of high conservation concern associated with dense scrub and quiet edge habitats, both of which are vulnerable to fragmentation and urbanisation. The introduction of additional built form, lighting, vehicle movements, domestic activity and noise would permanently erode the tranquil nature of the site and undermine biodiversity value contrary to the aims of the National Planning Policy Framework ("NPPF"), including the requirement to conserve and enhance the natural environment and minimise impacts on biodiversity.

The proposal also appears contrary to the principles of biodiversity net gain and the precautionary approach expected where protected and priority species may be affected. The cumulative impact of habitat loss, tree removal, external lighting and increased human disturbance has not been satisfactorily addressed. Once this undisturbed environment is urbanised, the ecological harm cannot realistically be reversed.

The application would also create additional noise, disturbance, domestic activity, lighting which are wholly out of keeping with the existing peaceful nature of the locality. These impacts would extend beyond the site itself and materially diminish neighbouring residential amenity.

Furthermore, the scale, layout, appearance fail to reflect the established character of the area and current access which has been afforded for the past 35 years of residency. The relationship between the proposed development and surrounding properties has not been sensitively resolved.

The development appears suburbanising and visually intrusive within what is presently an undeveloped landscape setting. The erosion of openness and natural character would fundamentally alter the appearance of the locality and set an undesirable precedent for further encroachment into undeveloped land.

Any loss of mature trees, hedgerows or established vegetation should be given substantial weight. Such features contribute not only to biodiversity but also to the character, screening, landscape quality and environmental resilience of the area. Their removal would further urbanise the site and diminish local distinctiveness.

The application is also contrary to the wider objectives of the development plan and community-led planning principles. Significant weight should be afforded to the views of the Parish Council and local residents who understand the constraints and sensitivities of the area. Community concerns regarding overdevelopment, traffic, ecological loss and pressure on local infrastructure should not be dismissed lightly. You are invited to visit the site to experience the environment for yourselves. In addition, consideration should be given to the Council's current housing delivery position and whether relevant housing targets and government guidance have already substantially been met. Where housing supply requirements are being achieved, there is reduced justification for permitting speculative or environmentally harmful development in sensitive locations. The presumption in favour of sustainable development does not override the need to protect valued landscapes, biodiversity and residential amenity. The proposal appears inconsistent with key development management principles within the Horsham development framework relating to:

1. protection of landscape character;
2. high quality design;
3. safeguarding residential amenity;
4. biodiversity and environmental protection;
5. sustainable transport and highway safety; and
6. development which integrates appropriately with existing communities.

Relevant case law and appeal decisions consistently confirm that harm to character, ecology, tranquillity and residential amenity are legitimate and significant material considerations. The courts have also repeatedly confirmed that the decision-maker must assess cumulative and long-term environmental harm, not merely the immediate footprint of development.

For all of these reasons, We respectfully request that Horsham District Council refuse planning application DC/26/0585

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton