

From: Planning@horsham.gov.uk
Sent: 26 May 2026 19:17
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 26/05/2026 7:16 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:	Wealden Cottage 6 Station Road Warnham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking
Comments:	Wealden Cottage 6 Station Road Warnham RH12 3SR

Objection to Planning Application DC/26/0585 - Proposed Development of 24 Dwellings

I wish to formally object to planning application DC/26/0585 for the proposed development of 24 dwellings.

My objections are based on the following material planning considerations:

1. Design and Character

The proposed development would be out of keeping with the existing character and appearance of Station Road. The introduction of 24 new dwellings would significantly alter the character of the area and would not integrate sympathetically with the current Victorian semi detached cottages.

2. Impact on Residential Amenity

The proposed dwellings would overlook the private gardens and rear aspects of existing homes on Station Road. Due to the elevated nature of the development site in relation to neighbouring properties, there would be a significant loss of privacy for existing residents. The overlooking and perceived loss of seclusion would have a detrimental impact on residential amenity and enjoyment of neighbouring homes and gardens.

3. Highway Safety and Access

Station Road is currently a narrow no-through road which is not suitable for the substantial increase in traffic associated with a development of this scale.

The proposed development would result in a significant increase in vehicle movements using the junction between Station Road and the A24 towards Dorking. Visibility at this junction is already difficult and hazardous. This section of the A24 is known locally as an accident hotspot and has been the site of serious accidents, including a fatal collision in recent years.

In addition, waiting to turn right into Station Road from the Horsham direction is already dangerous due to traffic speed and limited opportunities to safely manoeuvre. Increased traffic generated by the proposed development would inevitably increase the likelihood of further accidents at this junction.

The proposal also raises serious concerns regarding parking. Many households now own more than one vehicle and visitor parking provision is often insufficient within new developments. Overspill parking on Station Road would create additional hazards on an already narrow lane which has no pavements or street lighting, creating safety concerns for pedestrians and road users alike.

In addition, the cottages on Station Road have an established right of way to the rear of the properties in order to access garages and rear access points. Overspill parking associated with the proposed development could obstruct or severely restrict this access, making it difficult or impossible for residents to properly utilise their garages and rights of access.

4. Conflict with the Warnham Neighbourhood Development Plan

The proposed development appears to conflict with the objectives of the Warnham Neighbourhood Development Plan, which states that future development should not exceed the historic growth rate of 4.2 units per year. A development of 24 dwellings would significantly exceed this level of growth and would undermine the principles set out within the neighbourhood plan.

5. Flooding and Drainage Concerns

There are also serious concerns regarding flooding and drainage. The proposed site is located close to areas known to experience flooding, and the additional hard surfacing associated with the development may worsen surface water runoff and place further pressure on local drainage infrastructure.

Boldings Brook regularly bursts its banks during periods of heavy rainfall, resulting in flooding and water overflow onto surrounding roads. Given the known flooding issues within the area, there are significant concerns that a development of this scale could exacerbate existing drainage and flood risk problems for neighbouring properties and the local highway network.

6. Construction Impact

Should the development proceed, local residents would likely experience prolonged disruption from construction traffic, noise, dust and general disturbance over an extended period.

For the reasons outlined above, I respectfully request that Horsham District Council refuses planning permission for application DC/26/0585.

Yours faithfully,

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton