

WARNHAM PARISH COUNCIL CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	Land To The North of Warnham Lodge Farm Mayes Lane Warnham Horsham
PROPOSAL:	Erection of a self-build dwelling with associated landscaping
REFERENCE:	DC/25/2100
RECOMMENDATION:	OBJECTION

ANY RECOMMENDED CONDITIONS:

Objection to Planning Application DC/25/2100

I write to formally object to planning application DC/25/2100 on the following substantive grounds:

1. Conflict with Local and National Planning Policy

The proposed development sets an inappropriate precedent for new build in the open countryside and directly conflicts with both the adopted Local Plan and the principles of the National Planning Policy Framework (NPPF).

The Local Plan clearly seeks to protect the intrinsic character and beauty of the countryside by strictly controlling isolated or unjustified development. This proposal fails to demonstrate any exceptional circumstances that would justify a departure from these policies. Allowing such development would undermine the integrity of the planning framework and weaken future decision-making.

2. Lack of Demonstrable Need

There is no identified or evidenced local need for this form of development within the parish. The application does not provide a compelling case—such as essential rural worker accommodation or community benefit—that would outweigh the harm caused. In the absence of such justification, the proposal appears speculative and opportunistic.

3. Harm to Rural Character and Visual Impact

The development would result in significant and unacceptable harm to the rural character of the area. This site is part of an established open landscape, currently used for grazing, and contributes to the wider countryside setting.

Introducing built form in this location would:

- **Urbanise an otherwise undeveloped rural area**
- **Disrupt long-established landscape character**
- **Be visually intrusive within the open countryside**

This harm would be exacerbated by the fact that the land is not level, contrary to claims made within the application, increasing the visual prominence of the development.

4. Highways and Access Concerns

Mayes Lane is unsuitable for the level and type of traffic that would be generated by this development. The lane is constrained and lacks the capacity to safely accommodate additional vehicle movements.

This raises serious concerns regarding:

- **Highway safety for existing users**
- **Increased traffic conflict on a narrow rural route**
- **Unsustainable access arrangements**

The proposal therefore fails to meet basic transport and safety expectations.

5. Ecological Impact

The site is environmentally sensitive and supports biodiversity, including the presence of a rare orchid species. This is a material consideration that appears to have been inadequately addressed in the application.

In addition:

- The land has been used for grazing for approximately 40 years, contributing to its ecological value
- Existing drainage ditches have not been reinstated, raising concerns about water management and habitat degradation

The proposal risks irreversible harm to local ecology and does not demonstrate sufficient mitigation.

6. Inaccuracies in the Application

The application contains misleading or incorrect statements, including the assertion that the land is level. Such inaccuracies call into question the reliability of the supporting information and the overall assessment of impacts.

7. Precedent and Cumulative Harm

Approving this application would set a dangerous precedent for similar developments in the countryside. It would:

- Encourage further speculative proposals
- Gradually erode the rural character of the parish
- Undermine the ability of the Local Planning Authority to resist inappropriate development in future

The cumulative impact of such decisions would be significant and long-lasting.

Conclusion

For the reasons outlined above—policy conflict, lack of need, landscape harm, highway safety concerns, ecological impact, and the risk of harmful precedent—this application is fundamentally unsound and should be refused.

NAME:	OPTIONAL
DATE:	3 rd March 2026