

26 MAY 2026

Subject: Objection to Planning Application DC/26/0585 – Land North of Station Road, Warnham

Dear Members of the Council,

I wish to formally object to planning application **DC/26/0585** for the proposed development of 24 dwellings north of Station Road, Warnham, on the following grounds.

Character

Station Road is a small rural hamlet of approximately 21 dwellings, set within woodland and open countryside. This application proposes 24 additional homes – effectively doubling the size of the settlement – which would fundamentally alter its rural character and community identity.

The site lies outside the Warnham Built-Up Area Boundary and is designated countryside under both the Horsham District Planning Framework and the Warnham Neighbourhood Development Plan, where similar development has previously been rejected.

The loss of the existing smallholding and informal green space – currently used by residents, contributing to local community and amenity – would urbanise what is presently a natural and open setting. The scale, density, and lack of detailed design information further reinforce that the proposal would be out of keeping and visually intrusive.

This proposal conflicts with:

- **HDPF Policy 25 (Natural Environment and Landscape Character)**
- **HDPF Policy 26 (Countryside Protection)**
- **HDPF Policy 32 (Quality of New Development)**

The loss of green space and the scale of development would urbanise the site and harm its landscape setting, contrary to these policies.

Safety

Station Road is a narrow rural road with no pavements or street lighting, used by pedestrians including families and children accessing Warnham village. Increased traffic from the proposed development would significantly heighten risks to vulnerable road users.

The nearby junction with the A24 is already known for serious accidents, including fatalities. Additional vehicle movements entering and exiting Station Road would exacerbate these dangers. There is no safe pedestrian crossing, and residents are forced to navigate high-speed roads, making the current situation unsafe and unsuitable for further intensification.

This proposal conflicts with both:

- **HDPF Policy 40 (Sustainable Transport)**
- **NPPF Section 9 (Promoting Sustainable Transport)**

as it fails to provide safe and suitable access for all users and would materially worsen highway safety conditions.

Transport & Connectivity

The site is poorly connected and heavily reliant on private car use. Public transport is limited:

- Warnham station offers an infrequent service (no Sunday service and limited weekend provision).
- There is no bus link between the station and the village.

Walking and cycling routes are inadequate and unsafe, often requiring pedestrians to cross major roads such as the A24 and A264 or walk along roads with no pavements and significant HGV traffic.

The development contradicts national and local policy aimed at promoting sustainable transport, and instead would increase congestion and parking pressure, with an estimated 30–35 additional vehicles likely.

This is contrary to:

- **HDPF Policy 40 (Sustainable Transport)**
- **NPPF Paragraphs 104–113** (reducing reliance on cars and prioritising sustainable modes)

The proposal does not promote sustainable transport and instead entrenches car dependency.

Local Amenities & Infrastructure

Local services are already under significant strain and cannot adequately support additional development of this scale. Having lived in the area for over a year, we have experienced first-hand the difficulty in accessing essential healthcare services, including registering with an NHS GP and finding an NHS dentist – both of which remain extremely limited in availability locally.

The proposed addition of 24 dwellings, and the associated increase in population, would place further pressure on already overstretched services, without any clear provision or mitigation within the application.

This is contrary to:

- **HDPF Policy 8 (Development and Infrastructure Provision), which requires infrastructure to be in place to support development**
- **NPPF Paragraph 93, which seeks to ensure that communities have access to sufficient health services and facilities**

The proposal fails to demonstrate how essential local infrastructure, particularly healthcare provision, will meet the increased demand, further undermining the sustainability of the development.

Wildlife

The site currently supports a range of wildlife, including bats, birds, [REDACTED], foxes, reptiles, and deer, and forms part of a wider green corridor. Development would result in habitat loss, fragmentation, and increased disturbance from traffic, noise, and lighting.

The proposal includes removal of protected trees and encroachment on areas of ecological value. Mitigation measures such as bat boxes are insufficient to offset the permanent loss of habitat and biodiversity, contrary to environmental objectives and policies.

This directly conflicts with:

- **HDPF Policy 25 (Natural Environment and Landscape Character)**
- **HDPF Policy 31 (Green Infrastructure and Biodiversity)**
- **NPPF Section 15 (Conserving and Enhancing the Natural Environment)**

which require protection and net gain of biodiversity.

Conclusion

This proposal is unsustainable and would cause significant and lasting harm to the rural character of Station Road, increase safety risks, place further strain on inadequate transport infrastructure, and damage local biodiversity.

For these reasons, I respectfully urge the Council to refuse planning application **DC/26/0585**.

Yours faithfully,

