


13 Station Road
Warnham
West Sussex
RH12 3SR

Planning Department
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

28 May 2026

Dear Planning Officer,

RE: Objection to Planning Application DC/26/0585
Land North of Station Road, Warnham, RH12 3SR

We are writing to **formally object to planning application DC/26/0585** for the proposed development of approximately 24 dwellings on land north of Station Road, Warnham.

We strongly believe this proposal represents inappropriate and unsustainable development in a sensitive rural location. The scheme would cause significant harm to the character of Station Road, worsen existing highway safety concerns, place additional pressure on inadequate infrastructure, and negatively impact biodiversity, drainage and residential amenity.

Our key objections are summarised below.

1. Harm to Rural Character and Overdevelopment

Station Road is a small rural hamlet characterised by low-density housing, open land, woodland and a quiet countryside setting. The proposed addition of 24 dwellings would fundamentally alter the scale and character of the area and effectively double the size of the existing settlement in a single development.

The site currently forms part of an important open green area which contributes significantly to the rural setting and sense of space along Station Road. Its development would urbanise the area and erode the informal countryside character that defines this part of Warnham.

The site lies outside the Warnham Built Up Area Boundary and was previously rejected during consideration of sites for the Warnham Neighbourhood Development Plan due to concerns relating to sustainability, access and flooding.

2. Highway Safety and Unsustainable Location

Station Road is entirely unsuitable for development of this scale. It is a narrow rural lane with no pavements, no street lighting and very limited passing space.

The junction with the A24 is already dangerous and heavily used. Visibility is poor, the layout is difficult and the junction has a known accident history, including a fatal collision. Additional traffic generated by 24 new homes would significantly worsen these existing safety concerns.

The proposal also fails to provide safe infrastructure for pedestrians and cyclists. Residents, including children, currently walk along Station Road to reach Warnham village and the primary school, yet there are no pavements or safe crossing points. The surrounding roads are similarly unsuitable for vulnerable road users.

Public transport provision is also extremely limited. Train services from Warnham Station are infrequent, there is no Sunday service and there is no meaningful bus connectivity. As a result, future residents would inevitably rely heavily on private cars, contrary to the sustainability objectives of the National Planning Policy Framework.

3. Flooding and Drainage Concerns

The surrounding area already experiences flooding and waterlogging during periods of heavy rainfall. Development of this greenfield site would increase surface water runoff and place additional strain on local drainage infrastructure.

Importantly, both Horsham District Council in its role as Lead Local Flood Authority and Southern Water have already raised objections regarding drainage and sewerage concerns.

The application does not adequately demonstrate how surface water or foul drainage issues will be resolved without increasing flood risk to existing homes and roads.

4. Pressure on Local Infrastructure

Local infrastructure in the area is already under strain. Residents experience regular power cuts, drainage issues and limited local services.

The application contains little evidence that the existing infrastructure can support a development of this scale or that suitable upgrades will be delivered.

5. Ecology and Environmental Harm

The site and surrounding area support a wide range of wildlife, including bats, owls, deer, foxes, woodpeckers and great crested newts. The area also forms part of an important ecological corridor close to woodland and ponds.

Development would result in habitat loss, increased light pollution and disturbance to wildlife. There are also concerns regarding impacts on mature trees and biodiversity.

We do not believe the ecological information submitted with the application adequately addresses these concerns.

6. Existing Industrial Noise and Environmental Disturbance

The application also fails to adequately consider the impact of nearby industrial activity on residential amenity.

The nearby brickworks operates continuously, including throughout the night, generating ongoing industrial noise which is already clearly audible from Station Road and surrounding properties. Introducing a substantial new residential development in such close proximity raises serious concerns regarding future noise disturbance and quality of life for residents.

In addition, odours associated with the nearby waste processing facility are regularly noticeable in the area. These smells can at times be significant and materially affect residential amenity. The application does not appear to properly assess the cumulative impact of these existing environmental conditions on future occupiers.

These issues are particularly relevant given that the applicant itself has previously raised concerns about industrial impacts, noise and amenity in relation to other nearby development proposals.

7. Harm to Residential Amenity

The elevated position of the site means the proposed dwellings would overlook existing homes along Station Road, resulting in loss of privacy and visual intrusion.

Increased traffic, lighting, noise and activity would also materially harm the quiet rural environment currently enjoyed by residents.

8. Station Road as a Public Route

Station Road is not simply a residential access road. It is also an important walking and cycling route used daily by local residents, families and children accessing Warnham village, the station and surrounding countryside.

The proposed increase in traffic would significantly reduce safety for pedestrians and cyclists and undermine the quiet rural nature of the route.

Conclusion

For the reasons outlined above, we believe this proposal represents unsustainable development in an unsuitable rural location and conflicts with the National Planning Policy Framework, the Horsham District Planning Framework and the Warnham Neighbourhood Development Plan.

We therefore respectfully urge Horsham District Council to refuse planning application DC/26/0585.