

10 July 2026

Planning Department
Horsham District Council

Dear Sirs,

**PLANNING APPLICATION REFERENCE: DC/26/0782 – “THE WARREN HERITAGE PROJECT”.
APPLICATION FOR MULTIPLE NEW RESIDENTIAL AND COMMERCIAL DEVELOPMENTS AT THE WARREN,
HORSHAM ROAD, PLUMMERS PLAIN, RH17 6DX**

We write regarding the above-referenced planning application, and in support of objection letter submitted by neighbours, [REDACTED]

We are residents and co-owner of The Warren, directly impacted by the proposed developments. We are writing to formally object to the application. Our objections rest most importantly on the fact that the applicant has no power or authority to offer for development, land and assets that are not under the applicant's sole ownership or control.

We believe that there are concerns regarding the accuracy of the application, the justification advanced in support of the proposals, the lack of consultation with the existing residents and co-owners prior to the application, and the practical deliverability of substantial elements of the scheme. We wish to state our complete agreement with all objections to the application submitted by our neighbour, [REDACTED] at Long House, Handford Way and by those [REDACTED] at No 10 The Warren. We are in absolute support and endorse the objections in those documents and wish to reiterate certain main points.

Further, we understand that Lower Beeding Parish Council made a statement that the application is not valid, that the application should have been withdrawn and that Horsham District Council should not have allowed the application to remain validated for the various reasons notified to them.

The Application Relies Upon Assumptions of Ownership, Control and Agreement

A substantial part of the planning justification appears to rely upon assumptions of unified ownership, management and control of the estate. In fact, significant parts of the land and structures affected by the proposals are subject to multiple ownership interests, including shared ownership arrangements relating to garages, courtyard areas and accessways.

Affected Residents Were Not Adequately Consulted Immediately Prior to the Application

Residents were not made aware the planning application and have not been formally consulted regarding redevelopment of shared areas, alterations affecting shared access arrangements or elements of the wider proposal. Since submission, the applicant has not engaged affected residents in any meaningful consultation process and has not provided clear explanations regarding how key aspects of the proposal would operate in practice.

Ownership Notification and Validation

The application boundary includes land and structures that are not within the applicant's sole ownership, including garage buildings, courtyard areas and shared access infrastructure.

Residents of The Warren only became aware of the application on 6 June 2026, through neighbouring properties that had received notification, despite being among the parties most directly affected by the proposals. A planning notice was subsequently placed in an obscure position at the end of the driveway access to The Warren on 15 June 2025, despite bearing a date of 5 June 2026. No notice was placed on or around The Warren mansion itself where Residents could easily recognise it.

The Claimed Heritage and Enabling Development Case Has Not Been Demonstrated

The application relies heavily upon the assertion that substantial residential development is required to secure the future of The Warren and associated heritage assets.

The Warren mansion, land and assets are occupied, managed and maintained through an established management structure – The Warren Handcross Residents Association (WHRA) Ltd. There are 11 flats currently owned by 8 different proprietors. Each flat owns the title deeds to its respective property footprint, private garden, garage and wood store. Residents collectively own and share the full freehold for the entire boundary of The Warren, including communal and shared areas such as the courtyard, driveway and shared access areas.

Under this structure residents contribute an annual service charge for the maintenance of The Warren. Existing buildings, assets and land within The Warren continue to be maintained and used. The Warren mansion, associated assets and communal land are neither in a state of disrepair nor at risk of immediate or substantial decline.

The application has not demonstrated why demolition of functioning buildings and the creation of extensive new residential development are necessary to secure the future of the claimed heritage asset. The Warren mansion is not a listed building and whilst we, and we understand other residents, support appropriate conservation and maintenance of the site, the application places considerable weight upon claimed heritage benefits without demonstrating why development of this scale is necessary or proportionate to secure those benefits. The weight that can reasonably be attached to those claimed heritage benefits should therefore be carefully scrutinised.

It has not been clearly detailed or demonstrated how the proposed new dwellings in the Project will be serviced for water, drainage, power and sewage - we request that the council investigate this directly. For example, the existing infrastructure at The Warren, such as our septic tank system may well become overwhelmed by additional use, potentially putting our shared asset at risk of decline.

The Application Does Not Accurately Describe the Development Proposed

The application repeatedly refers to two elements of the proposal as “replacement dwellings” and states that the scheme would result in a net increase of seven dwellings, whereas the locations identified as replacement dwellings do not contain existing lawful dwellings. Therefore, these proposals should be assessed as new residential development rather than replacement dwellings, totalling nine new dwellings. This distinction is fundamental because the planning balance, scale of development and claimed net increase in dwellings are all influenced by how these units are categorised.

Public Access, Traffic, Commercialisation and Intensification of Activity

The application proposes activities and uses that would introduce a significantly different pattern of activity into what is presently a private residential environment. The proposal includes visitor, educational, heritage and commercial elements that would intensify activity within and around The Warren, therefore we request that the Council should carefully assess the implications of increased visitor numbers, vehicle movements, servicing requirements, parking demand and pedestrian activity on the amenity, privacy, security and enjoyment of existing residents.

Similarly, in addition to the impact of visitor numbers, the increase in traffic generated by new flats and dwellings around The Warren will place additional pressure upon the existing narrow single-track access lane, and importantly on the traffic movements at the junction with Horsham Road.

Concerns Regarding Ecological Stewardship and Environmental Management

The application places considerable emphasis on ecological enhancement, biodiversity, landscape restoration, agroforestry and long-term environmental stewardship. We, and we understand the other residents fully support genuine ecological enhancement and recognise the importance of protecting and improving local biodiversity.

We have seen no evidence that any relevant studies for environmental and social impact assessments have been undertaken to support the application, and we have seen no evidence of any existing environmental and social baseline conditions have been established nor that any stakeholder engagements have been formally undertaken.

We respectfully request that in your further assessment and decision making in respect of the of the validity of the application that the Council seeks independent verification of the principal factual assertions made in support of the application.

Please do not hesitate to contact us should you have any queries regarding our objection to this application or should you require any additional information.

Yours faithfully,



