

WARNHAM PARISH COUNCIL CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	Long Wells Vineyard Marches Road Warnham West Sussex
PROPOSAL:	Erection of a six-pitch settled gypsy accommodation site (Retrospective)
REFERENCE:	DC/25/1727
RECOMMENDATION:	Strongly Object

ANY RECOMMENDED CONDITIONS:

Warnham Parish Council wish to lodge their objection to the proposed change in use of the Long Wells Vineyard located off Marches Road, Warnham.

The existing site has been used as an Organic Vineyard with historic Planning Applications spanning back to as far as 2009. The site is designated for agricultural use and is in a rural location that is bounded by Marches Road, properties in Northlands Road and farmland.

Planning Application DC/25/1724 proposes to demolish the existing single storey building and construct a new 2 storey – 3 bed house thus increasing the elevation of a structure and its visual impact to its surroundings, where the upper floor windows to the front elevation will overlook the properties in Northlands Road.

In addition to planning application DC/25/1724, **Planning Application DC/25/1727** has been submitted for a proposed 6 pitch settled gypsy accommodation site together with allowance for a touring caravan suggesting a transient community on site which constitutes a change in use of the land area and is giving concern to neighbouring residents, with the recent Consent to the adjacent site DC/25/0982, where existing hedges and trees were removed prior to receiving consent to do so.

The potential for the arrival and departure of temporary caravans adds to road safety issues to a dangerous section of Marches Road with all the bends that exist in that area. Marches Road is a designated route from the A29 to the A24 for all traffic including HGV vehicles where currently and as proposed insufficient set back of the entrance from the site to provide proper visibility splays as the site entrance is currently screened with hedgerows. This road has high traffic levels as indicated by the parish council traffic monitoring as well as witnessing a number of serious accidents due to speed and junction blindness.

The existing entrance with small pickups, van to the vineyard site had limited impact whereas the proposal for the movement of caravans, the potential of over 18 vehicles associated with the site will only add further road safety issues to a dangerous section of Marches Road.

Any development proposed to this site, requires a highway design to take into account the movement of vehicles (some of them with trailers or caravans) into and out of the proposed site

The issue of providing traveller sites is recognised by the Parish but needs to be undertaken in a more controlled manner with a recognised parish need (no such need having been identified in the award winning parish neighbourhood plan) and design not to the detriment of the rural landscape together with the existing flora and fauna.

With the long history of Long Wells Vineyard the site has been identified by the Parish Council as a location better suited to provide rural affordable housing through a **Rural Exception Site** being well designed to meet a need identified in the parish plan for homes for local residents within the Parish.

Whilst the area concerned is not identified within the Warnham Parish Neighbourhood plan for any major development, it is the Parish Council's wish to take the opportunity to work with housing associations in developing affordable rental housing for the parish community.

Housing Associations in partnership with the Parish, will work together to provide a good layout design to provide affordable housing in accordance with the National Planning Policy Framework for sites that would not normally be used for housing, that is sympathetic to its surroundings, meets an identified need, and to its location.

The Housing Association will manage the rental and maintenance of the properties and provide sources of funding in their construction.

It is worth highlighting that the addition of affordable housing was added in recent year to neighbouring land in Northlands Road, whose boundary lies adjacent to the vineyard and so the expansion of affordable housing into the vineyard area would be a viable holistic solution and so cover towards the urgent need for affordable housing in the Parish and HDC overall.

With no mains sewage to the area and limited watercourses, issues of wastewater treatment, surface water drainage, power supply will all have to be addressed to the satisfaction of the respective utility companies whatever future the site holds.

For this reason the Parish Council wish to submit their objection to Planning Applications DC/25/1724 and DC/25/1727 as they stand at present.

NAME:

OPTIONAL

DATE:

18th Nov 2025