

From: Planning@horsham.gov.uk
Sent: 20 May 2026 20:16
To: Planning
Subject: Comments for Planning Application DC/26/0585

Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 20/05/2026 8:15 PM.

Application Summary

Address:	Land at Station Road Warnham West Sussex RH12 3SR
Proposal:	Outline application for the erection of approximately 24 residential dwellings, with all matters reserved except for access.
Case Officer:	Alice Johnson

[Click for further information](#)

Customer Details

Address:	18 Station Road Warnham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Planning Objection - DC/26/0585 Regarding the planning application for erection of 24 dwellings upon the land surrounding the existing residences of Station Road, Warnham. Environmental Considering the existing environment of Station Road, a safe and peaceful section of the hamlet of Warnham, the addition of 24 further dwellings within a particularly small area will impose significant disruption to our quality of life. The proposed development intends to build on and remove the existing community space which is used on a daily basis by the residents of Station Road for socialising and activities.

In my own experience, having resided at 18 Station Road for the past 6 years, I use this space everyday [REDACTED] to the benefits for my own physical and mental health.

This proposal has not considered the significant impact on removal of this space, the area immediately behind each house, or offered alternatives for moving the development further away from the existing houses to protect this space.

This land has also been maintained for the past twenty plus years by the residents of Station Road through keeping it tidy, maintaining the grass and trees in addition to preventing the spread of Giant Hogweed which has been increasingly present in the past 5 years.

The proposer has not at any time assisted with the maintenance of this space, namely ensuring the access road is maintained for use as per our access rights as residents and in prevention of the spread of Giant Hogweed.

The residents have taken positive action to prevent the Giant Hogweed from spreading, the danger this plant poses is significant to humans causing serious skin irritation without treatment.

As per s.9 of the 'Wildlife and Countryside Act 1981' there is a legal obligation by the owner of the land to ensure that they are not allowing the growth of this onto adjacent land.

The Giant Hogweed has been growing both on this land and now into the residents gardens as no intervention has taken place.

The land to the immediate side of my house, 18 Station Road, is proposed to be used as an access road into the new development.

This development, which consists of 24 new dwellings ranging from 1 to 4 bedrooms, will approximately generate at least 40 more vehicles.

This new access road which will be approximately 5 metres from my house, will generate more noise pollution and safety concerns on the speed and amount of vehicles in use.

A further consideration which appears to have been overlooked is the immediate impact upon local wildlife. In the past 6 years I have regularly had a family of deer, grazing on this land who will eat from the apple tree nearby and have a safe place away from the road to live, this access road will disturb not only the deer but a considerable amount of other wildlife using the space.

I note the addition of bat boxes to the proposal however I do not believe the amount of this to be sufficient, most residents of Station Road are aware of bats with the area and the erection of several bat boxes would not be enough to cater for the loss of environmental habitat through removal of existing trees.

Focusing on the addition of vehicles using both Station Road and the new proposed access roads; Station Road at present does not have any pavements or safe verges for pedestrians to travel.

The road itself is a single carriageway with two lanes of opposing traffic, no white lines in the middle or passing places.

At present, both residents of station road and commuters park their vehicles along station road, often in the case of commuters in front of residents houses which is a frustration for those either with mobility challenges or young children.

The experience I have is having to park a considerable distance from my own house down this road owing to commuters, with the addition of near fifty more vehicles and insufficient parking as part of this proposal, the congestion and parking will become a considerable issue.

The road will become blocked with vehicles parking on the road down toward the A24 however it is not suitable for an extended row of parked vehicles owing to the blind corners, existing bridge over the river and serious implications on pedestrian foot traffic.

Residents of Station Road and the wider parts of Warnham use Station Road as a walking route with both pets and children, this is already an unsafe road owing to the speed at which vehicles travel, absence of footpaths and parked vehicles however with this proposal it will only get worse as no measures are proposed to improve this.

Parking at the rear of residents garages will also be removed as part of this proposal in addition to frequent and regular access to their garages as the dwellings proposed encroach on the existing access road, preventing free use of the existing property.

The Proposed development will be placing houses immediately to the rear of existing properties.

This placement will undoubtedly cause existing residences to be overlooked by new

properties, thus disturbing the existing privacy and peace.

Access

The proposal is such that the development is nearby to an existing train station with a regular service. I disagree with this statement as currently there are two trains per hour, with trains ceasing after 1900hrs on Saturday and no service at all on a Sunday. This is not a regular service.

Parking for the train station is not explicitly available, as previously mentioned users park on Station Road wherever space which does cause safety issues at present.

The proposal states that parking is available on Mercer Road however, given the existing businesses present and daily use of large machinery and heavy goods vehicles, parking is not suitable as it again will cause safety concerns and disruption.

For this proposal to state that they believe it to be suitable, in my opinion shows a bias view without consideration for the existing businesses, residents and safety of the public.

The consideration of parking and vehicular access as a whole is a very important facet of this proposal however it appears as though the report on this topic has had a substantial lack of consideration for the impact, absent of solutions with indication that 'existing space can be used' and makes an attempt belittle the issues in favour of the development.

No positive engagement had been offered with the existing residents to obtain views of this particular matter which would likely have yielded some solutions and showed consideration for the impact.

Previously the proposed access road for the development was much further away from 18 Station Road, however in his this proposal it is found immediately next to. The previous access road would have been less likely to disturb or cause issues to the existing residents.

Access to Station Road is only found from the A24 toward Great Daux Roundabout. The junction itself is found almost opposite that of Bell Road, with no traffic calming or slowing initiatives in place, immediately after a long strait downward slope which naturally would increase road users speed. The current speed limit being 40mph.

No consideration has been made for adjustment to this junction, improving the safety and access for residents both proposed and existing and for the addition to traffic calming measures.

With this development likely to increase vehicular traffic by near fifty vehicles on a regular basis, again no consideration has been offered for improving the access and road, it has again been overlooked.

In addition to the residents vehicles, it is likely that deliveries will increase through use of large vans which again will find challenges in turning around and parking.

I note that through research the collisions that have occurred within the past few years are detailed to point away from users of Station Road being involved, citing that medical episodes and other influencing factors are responsible however, with the addition of a further near fifty vehicles using this junction, I would speculate that this research is not valid as it does not consider the impact on increased vehicular traffic.

The existing railway crossing is for both foot and bicycle traffic only, this crossing was closed years previously by National Rail owing to safety concerns therefore the only remaining access is from the A24.

The proposed new access road at the junction to the side of 18 Station road, encroaches onto the front of my house and overlaps which will prevent me from being able to park my vehicle outside. This in turn will cause significant challenges when travelling [REDACTED] and loading, unloading of the vehicle.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton