From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 December 2025 22:14:01 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1858
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 23/12/2025 10:13 PM.

Application Summary

Address:	10 Kings Court Harwood Road Horsham West Sussex RH13 5UR
Proposal:	Change of Use from Offices (Class E) to Flexible Use for Offices (Class E) and Learning and Non-Residential Institutions (Class F1). (Retrospective).
Case Officer:	Sam Nye

Click for further information

Customer Details

Address:	2 Kings Court harwood road Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking
Comments:	To: Horsham District Council Planning Department Re: Planning Application DC/25/1858- Objection I wish to formally object to planning application DC/25/1858 on the following planning grounds, supported by relevant national and local planning policy. 1. Harmful Impact on Parking and Local Business Operations Our office purchased premises within this small office square primarily because of the dedicated on-site parking provision. We pay a substantial annual fee for four allocated parking spaces,

which are essential for our staff and visiting clients. The current use of multiple units by a learning facility has caused regular and ongoing parking displacement across the site, leaving insufficient spaces for legitimate users of the office square. Local Plan policies typically require new development or changes of use to be appropriate to the character of the area and not result in over-intensive use of the site. The operation of a learning establishment in this confined office compound has clearly exceeded what the site can reasonably accommodate.
This situation directly conflicts with:
HDPF Policy 41 - Parking, which requires that developments provide adequate parking facilities to meet the needs of anticipated users. Loss of parking amenity or displacement that undermines legitimate use is explicitly discouraged. Horsham District Council+1
The current arrangement has led to:
- Staff and clients being unable to park on site
- Cars displaced into nearby residential streets (causing conflict with residents)
- Paying for third-party parking (Lidl) despite paying for on-site parking
In short, the proposal fails to provide parking appropriate to its use and scale and is contrary to the Council's adopted parking standards. HDC's Local Plan policies aimed at preventing parking stress and protecting the operational needs of existing businesses.
2. Highway Safety and Accessibility Concerns
The volume and pattern of vehicles associated with the learning facility result in dangerous vehicle movement patterns within the compound, including vehicles stopped in waiting lines and blocking access. The development gives rise to serious highway safety issues, contrary to Paragraphs 110 and 111 of the National Planning Policy Framework (NPPF), which state that development should only be permitted where safe and suitable access can be achieved and should not result in unacceptable impacts on highway safety.
This has led to:
- Blocked access/egress where staff must reverse onto a busy main road
- Cars parked indiscriminately across access routes
- Loss of safe circulation space for normal business users
- Vehicles and taxis queue within the compound waiting to collect pupils.
This use pattern undermines safe and efficient highway use, a material consideration in planning decisions, and is inconsistent with the Council's objectives to ensure safe access and movement within development sites. Although specific highway policy wording is not replicated here, these safety harmonics align with the Council's overarching transport and parking policies aimed at safety and functional movement. Horsham District Council
3. Pedestrian Safety and Unsuitable Site Use
The layout of the office square does not include dedicated

pedestrian walkways or segregated routes. Yet children attending the learning facility regularly walk across a confoundedly busy car park, creating a clear safety hazard.
This runs contrary to:
- HDPF strategic objectives for safe environments and the emerging Local Plan's emphasis on inclusive, safe, and accessible places. Horsham District Council+1
Using what was designed as an office car park for formal workplace parking as a pupil pick-up/drop-off hub is clearly unsuitable and unsafe.
4. Amenity Harm to Existing Businesses
The introduction and expansion of a learning facility has materially harmed the amenity of existing businesses, undermining their ability to operate effectively. The learning facility operates across multiple units within the compound. There are no pavements, footways or segregated pedestrian routes. Children are required to walk across a busy car park with constant vehicle movements. This arrangement fails to provide a safe environment for pedestrians and raises significant safeguarding concerns. It is contrary to both Local Plan design policies and the NPPF requirement for developments to create safe and inclusive places.
This includes:
- lost staff productivity dealing with parking disputes
- difficulty for clients accessing meetings
- reputational harm as clients struggle to park
This contravenes HDPF Policy 33 - Development Principles, which requires that development does not cause unacceptable harm to the amenity of occupiers and users of nearby land. horsham.moderngov.co.uk
5. Conflict with the Development Plan and Local Plan Objectives
Although the new Horsham District Local Plan 2023-2040 is emerging and not yet adopted, it contains several policies that, once afforded weight, emphasise:
- The need for appropriate parking and transport provision
- The delivery of development that creates safe and inclusive environments
- The protection of existing business operations from harm. Horsham District Council
Furthermore, the existing Horsham District Planning Framework (HDPF 2015) remains part of the development plan and is explicitly cited in recent committee reports for relevant applications. It contains policies to guide proposals in relation to parking (Policy 41), amenity protection (Policy 33), and sustainable development principles. Horsham District Council+1
Given that the use has expanded without adequate infrastructure, this application should be considered as a material change of use demanding full scrutiny against these policies. Local Plan policies protect existing businesses from development that would cause unacceptable harm through noise, disturbance, access restrictions or operational disruption.
The ongoing parking issues, access blockages, time lost asking drivers to move, and loss of client accessibility are actively

damaging our business. This level of disruption is neither reasonable nor acceptable and demonstrates that the use is fundamentally unsuitable for this location.

Conclusion
In summary, planning application DC/25/1858 should be refused because:
1. It fails to provide adequate parking for its use, contrary to HDPF Policy 41. horsham.moderngov.co.uk
2. The parking pressures it creates result in unsafe vehicle movements and potential highway safety harm. Horsham District Council
3. It creates an unsafe pedestrian environment unsuitable for children. Horsham District Council
4. It causes significant amenity harm to neighbouring businesses contrary to HDPF Policy 33. horsham.moderngov.co.uk
5. It runs counter to the Council's development plan objectives for sustainable, safe, and functional development. Horsham District Council

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Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council