

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 May 2026 08:20:30 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0595
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 05/05/2026 8:20 AM.

Application Summary

Address:	Easteds Barn Easteds Lane Southwater West Sussex RH13 9DP
Proposal:	Removal of covered play area and erection of single storey classroom.
Case Officer:	Sam Nye

[Click for further information](#)

Customer Details

Address: 13 Porchester Close Southwater Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Privacy Light and Noise
Comments:	It is unclear from the available plans exactly what is proposed but the provision of a classroom adds additional potential capacity to an already unacceptable intrusion on the enjoyment of my property. By way of context, I would like to highlight that my property was occupied by me prior to the construction and operation of the pre-school. As such, the current proposal represents a further intensification of a use that was introduced after I became a resident, and which is already having a noticeable impact on my living conditions.

My objection is based on the following material planning considerations:

1. Noise Impact on Residential Amenity

The pre-school already generates a significant level of noise, particularly during outdoor play and peak periods. This includes frequent loud crying, shouting, and general play noise from children. While I appreciate that some level of noise is to be expected, the current levels are already intrusive and materially affect my ability to work from home and enjoy my property, particularly my garden.

An increase in capacity will inevitably intensify this noise, extending both its duration and volume. This would result in a further deterioration of residential amenity, which is contrary to planning policies aimed at protecting the quality of life for neighbouring residents.

2. Traffic Noise and Disturbance

Drop-off and pick-up times already create concentrated periods of traffic activity, including engine noise, car doors slamming, and conversations. Increased pupil numbers will lead to more vehicle movements and longer periods of disruption, exacerbating an already problematic situation.

3. Parking and Highway Safety Concerns

There is an existing issue with staff parking on surrounding residential streets rather than using designated parking facilities. This leads to congestion, reduced visibility, and unsafe parking practices, including vehicles being parked at or near junctions.

An increase in staff and pupil numbers will worsen this issue, placing additional strain on local infrastructure and increasing the risk to both pedestrians and drivers. This raises clear concerns regarding highway safety.

4. Cumulative Impact

The combined effect of increased noise, traffic, and parking pressure represents a significant and harmful intensification of the site's use. The proposal fails to adequately mitigate these impacts.

In conclusion, the proposed increase in capacity would have a demonstrably negative impact on the living conditions of neighbouring residents and on local highway safety. For these reasons, I respectfully request that the application be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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