

From: Planning@horsham.gov.uk
Sent: 18 August 2026 06:35
To: Planning
Subject: Comments for Planning Application DC/26/1089
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 18/08/2026 6:34 AM from [REDACTED]

Application Summary

Address:	Collyers School 82 Hurst Road Horsham West Sussex RH12 2EJ
Proposal:	Phased development of a Technology Centre consisting of two buildings, associated landscaping, and reconfigured access and parking.
Case Officer:	Alice Johnson

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	80 Hurst Road 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:	We are writing to object to the proposed Technology Centre development at The College of Richard Collyer. We reside on Hurst Road immediately adjacent to the College and will be directly affected by the proposed development. Whilst we recognise the College's need to improve and invest in its facilities, we have a number of significant concerns regarding the impact this proposal may have on neighbouring residents and residential amenity. Highway Safety and Access Arrangements A particular concern relates to the proposed alterations to the existing access arrangements in the vicinity of the Caretaker's Cottage entrance. Access to and from our driveway is already challenging during peak periods due to student movements, pedestrian activity and traffic associated with the College. Any proposal that reduces the distance between access points or increases vehicle movements close to neighbouring driveways has the potential to create additional safety risks.

We would ask that the Council carefully considers:

- The impact on vehicle visibility and manoeuvrability.
- Potential conflicts between vehicles entering and exiting the site and neighbouring properties.
- The cumulative effect of student pedestrian activity and site traffic on highway safety.
- Whether the revised access arrangements could make it more difficult and potentially dangerous for residents to enter and leave their properties.

Overlooking and Loss of Privacy

We have significant concerns regarding the impact of the development on privacy. Whilst the consultation material states that high-level windows are proposed on elevations facing neighbouring properties, we remain concerned that the scale, height and design of the development could still result in unacceptable overlooking of neighbouring gardens and homes. In particular, the proposed building and associated elevated areas may have direct views towards our rear garden and first-floor landing window. The consultation document notes that the Phase 2 building includes high-level windows facing Hurst Avenue, but this does not fully address concerns regarding the wider development and external areas. We therefore request that the Council carefully assesses the impact on neighbouring residents' privacy and requires appropriate mitigation where necessary.

Floodlighting and Light Pollution

We are concerned by the proposed car park lighting columns. The College's consultation document confirms that 4-metre-high lighting columns are proposed and that shielding will be used to reduce light spill.

However, it remains unclear:

- What hours the lighting will operate.
- Whether lighting will remain in use during evenings and weekends.
- What safeguards will be in place to protect neighbouring homes and gardens from light pollution.

The introduction of floodlighting has the potential to adversely affect residents' enjoyment of their homes and gardens. Any approval should therefore include strict controls over lighting levels, operating hours and future management.

Movable Seating and Anti-Social Behaviour

We strongly object to the proposal for movable benches within the landscaped areas. The consultation material indicates that the interim landscaped space would include movable benches.

Our concern is that movable seating could be relocated towards the boundaries of neighbouring residential properties, leading to:

- Increased noise and disturbance.
- Littering.
- Anti-social behaviour.
- Groups of students congregating close to residential boundaries.

If seating is considered necessary, we believe it should be permanently fixed in location and positioned close to the proposed building where it can be appropriately supervised and managed by the College.

Noise and Impact on Residential Amenity

Residents already experience issues associated with student activity, including noise and litter. The introduction of new landscaped gathering areas, stepped seating and outdoor social spaces has the potential to exacerbate these existing problems.

We are concerned that these areas may encourage students to congregate close to neighbouring properties, resulting in increased levels of noise and disturbance throughout the day.

The application should clearly demonstrate what measures will be implemented to protect the amenities of residents on Hurst Road and Hurst Avenue, both during College hours and outside normal operating times.

Long Linear Car Park Layout

We are also concerned about the design of the proposed car park.

The length and layout of the parking area could encourage excessive vehicle speeds and irresponsible driving behaviour. It is not clear what traffic-calming measures are proposed to prevent this.

The Council should seek clarification regarding:

- Speed control measures.
- Management and supervision of the car park.
- Measures to prevent anti-social driving behaviour.
- Controls to minimise noise from vehicle movements.

Proposed Steps and Raised Areas

The proposed stepped landscaping and elevated areas are another source of concern. These features may create additional opportunities for overlooking into neighbouring gardens and properties and may become informal gathering points, resulting in increased noise and disturbance for residents living adjacent to the site.

We do not believe the impact of these features on neighbouring residential properties has been adequately addressed.

Conclusion

For the reasons outlined above, we object to the proposed development in its current form. Should the Council be minded to approve the application, we request that robust planning conditions are imposed to address concerns relating to privacy, overlooking, lighting, noise, anti-social behaviour, traffic management, car park operation and the positioning of external seating areas.

We trust these concerns will be fully considered as part of the determination of this application.

Where did you
hear about this
application?

Posted Letter from Local Authority

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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

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