



THE COLLEGE OF RICHARD
COLLYER, HORSHAM

NEW TECHNOLOGY CENTRE

STATEMENT OF COMMUNITY INVOLVEMENT

Prepared for The College of Richard Collyer

June 2026

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1.0 INTRODUCTION AND BACKGROUND

This Statement of Community Involvement (SCI) has been prepared by Development Communications Ltd (DevComms) on behalf of The College of Richard Collyer (Collyer's) in support of a full planning application for the phased construction of a new Technology Centre within the College's campus in Horsham.

DevComms is a political and stakeholder engagement consultancy specialising in the property development sector. The College appointed DevComms to lead community and stakeholder engagement in relation to the emerging proposals for this site.

1.1 The Site

The College of Richard Collyer is a sixth form college providing education to approximately 2,700 students, situated on a campus off Hurst Road in Horsham, West Sussex. The campus occupies a substantial site in the south of the town, bounded by Hurst Avenue to the east, Richmond Road and Angus Close to the west, and Hurst Road to the south, with Horsham Community Hospital situated directly to the south of the site. The College is well connected to Horsham town centre by foot and by public transport and sits within an established residential neighbourhood.

The campus includes buildings of varying age and character, most notably the Grade II listed Grammar School building which forms the historic heart of the site. The College has grown incrementally around this listed building, with a range of modern teaching buildings, sports halls, a Multi-Use Games Area and playing fields occupying the wider campus.

The application site relates to the southeastern portion of the campus, currently occupied by a surface-level car park and areas of the College's sports field adjacent to Hurst Avenue. This part of the site is directly bordered by residential properties on Hurst Avenue to the east.

The site lies within the administrative area of Horsham District Council and falls within Holbrook West ward. It is subject to the policies of the Horsham District Planning Framework and any relevant national planning policy. The presence of the Grade II listed Grammar School building within the campus means that the proposals are also subject to heritage considerations.

1.2 The Proposals

Collyers is bringing forward proposals for the phased construction a new Technology Centre within its campus on Hurst Road, Horsham. The proposals comprise a purpose-built facility to support the College's Science, Technology, Engineering and Mathematics (STEM) curriculum, to be delivered in two phases alongside associated landscaping, car parking and site works.

The Technology Centre consists of two buildings – the 'Phase 1 building' and 'Phase 2 building', and comprises the following:

Phase 1:

- Erection of a new three storey building
- Replacement car park comprising 144 spaces (7% reduction to existing)
- 40 new cycle spaces
- Reconfigured vehicular and pedestrian access
- Permanent landscaping proposals
- Interim landscaping proposals in the location of the Phase 2 building

Phase 2

- Erection of a new single storey building
- Landscaped steps with connection to the roof of the Phase 2 building and first floor of the Phase 1 building

The scheme has been designed to respond to feedback gathered through pre-application engagement with residents, elected members and officers at Horsham District Council and reflects a series of design evolutions made in direct response to that process. The scheme will deliver a range of benefits for the College and the wider community, including:

- A new state-of-the-art Technology Centre providing specialist STEM teaching facilities for the benefit of students across Horsham and the surrounding area. This is a high-quality building designed to complement and reference the character of the Grade II listed Grammar School building on campus
- Improved landscaping and public realm within the campus, including new outdoor amenity space for students
- Reorganised car parking alongside the provision of 40 new cycle spaces, supporting a reduction in car dependency on the campus
- Enhanced boundary treatment along Hurst Avenue, including native hedgerow and tree planting to soften the interface with neighbouring residential properties
- A phased and considered approach to construction, minimising disruption to the College's ongoing operation and to neighbouring residents

1.3 Purpose of this Document

This Statement of Community Involvement sets out the programme of community and stakeholder engagement undertaken by Collyers and DevComms in advance of the submission of the planning application. It identifies the stakeholders engaged, summarises the feedback received, and explains how that feedback has been considered in the development of the proposals.

The document forms part of the supporting material submitted alongside the planning application and should be read in conjunction with the accompanying planning, design and technical documentation. The engagement approach has been designed to align with the requirements and principles set out in Horsham District Council's Statement of Community

Involvement (2020), which emphasise pursuing early, proportionate and inclusive engagement appropriate to the scale and potential impact of development proposals.

2.0 POLICY BACKGROUND AND CONSULTATION

2.1 **National Policy - National Planning Policy Framework (December 2024)**

National and local planning policy consistently encourages developers to undertake early and meaningful engagement with local communities and stakeholders as part of the planning process. Community involvement plays an important role throughout the planning process, contributing to a better understanding of local context and to well-considered, responsive proposals.

The National Planning Policy Framework (NPPF, December 2024) reinforces the importance of pre-application community engagement in two key places:

NPPF Paragraph 40: Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

NPPF Paragraph 41: Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.

The proposals for the New Technology Centre at The College of Richard Collyer respond directly to these principles. The College and DevComms have undertaken a proactive and structured programme of pre-application engagement with neighbouring residents, elected members, the Horsham Blueprint Neighbourhood Forum, statutory consultees and Horsham District Council planning officers in advance of the submission of this application. This Statement of Community Involvement sets out how that engagement has been undertaken and how it has informed the development of the proposals.

2.2 Local Policy - Horsham District Council Statement of Community Involvement (2020)

Horsham District Council's Statement of Community Involvement, adopted in September 2020, sets out the Council's approach to engaging local communities, organisations and stakeholders in the planning process. It explains when and how people can be involved in both the preparation of planning policy documents and the consideration and determination of planning applications.

The SCI confirms that members of the public may submit representations on planning applications online via the Council's Public Access system, by email to planning@horsham.gov.uk, or by post to the Development Management team at Parkside, Chart Way, Horsham. Comments must be submitted within the statutory 21-day consultation period, though representations received after this period will be taken into account wherever possible up until the point of determination. All comments received form part of the statutory register and are available for public inspection, with personal data handled in accordance with the General Data Protection Regulations 2018 and the Council's privacy policies.

The Council places strong emphasis on early and meaningful engagement, actively encouraging applicants to carry out pre-application consultation with local communities and stakeholders before submitting a planning application. The SCI sets out that developers undertaking pre-application engagement should: set clear objectives and agree the consultation approach with the Development Management team; be clear about what the scheme is proposing and what can be influenced through consultation; use a range of engagement methods to maximise participation, including reaching seldom-heard groups; and submit a statement with the planning application summarising the consultation undertaken, the responses received, and how feedback has influenced the proposals.

The SCI also recognises the importance of making consultation material accessible through a variety of channels, and the continued importance of face-to-face engagement for larger or more sensitive proposals.

The engagement undertaken by the College and DevComms has been carried out in accordance with these principles. This Statement of Community Involvement fulfils the Council's requirement for applicants to submit a community involvement statement alongside their planning application.

2.3 Best Practice

In addition to the requirements set out in the NPPF and Horsham District Council's SCL, DevComms and the College have sought to ensure that all consultation activity and supporting materials have been prepared in line with recognised best practice principles for pre-application engagement. These include:

- Preparing clear, concise and accessible information using plain English
- Ensuring consultation materials are proportionate to the scale of the proposals and easy for the local community to understand
- Making information available through a range of formats and channels to maximise accessibility and reach
- Proactively engaging with key stakeholders, statutory consultees and elected representatives at an early stage, ahead of wider community engagement
- Providing genuine and meaningful opportunities for community feedback before proposals were finalised
- Treating consultation as an iterative process, with feedback informing the ongoing development of the scheme at each stage

2.4 Data Protection

A data protection statement was included on the sign-in sheet used at each engagement session, which was managed in conjunction with the College's reception team in accordance with their existing GDPR-compliant procedures.

Contact details collected from residents - limited to name and address for the purposes of issuing invitations and managing session attendance - were held securely and will be destroyed upon completion of the project. No contact information was used for any purpose beyond the administration of the engagement programme.

All feedback gathered during the engagement sessions was collected anonymously. No identifying information was attached to individual responses, and consultation outputs - including this Statement of Community Involvement - do not identify individual respondents. Aggregated and anonymised insights from the engagement have been used to inform the development of the proposals and are reported within this document and shared with Horsham District Council as part of the planning application. No personal data has been shared as part of this process, and personal data collected as part of this engagement has not been used for marketing purposes or shared with any third parties outside of the College and DevComms.

3.0 OVERVIEW OF ENGAGEMENT

Collyers and the project team, supported by DevComms, implemented a proportionate and proactive programme of community and stakeholder engagement in support of the emerging planning application. The engagement strategy was designed to ensure that local residents, community groups, elected representatives and key stakeholders had clear and accessible opportunities to understand the emerging proposals, ask questions and provide feedback prior to the submission of a planning application. The approach reflects the prominence and sensitivity of the site and aligns with the principles set out in the NPPF and Horsham District Council's SCI.

Engagement was initiated at an early stage in the design process, before proposals were finalised, to ensure that the views of the local community and key stakeholders could genuinely inform the development of the scheme.

3.1 Initial Resident Notification

The first stage of engagement involved a direct letter drop to residents on Hurst Avenue, the street immediately adjacent to the application site. The letter introduced the College and the fundamentals of what was being proposed, explaining the College's ambition to develop a new Technology Centre to support its STEM curriculum. The letter was clear that proposals were at an early stage and that residents were being contacted ahead of designs being finalised to give them a meaningful opportunity to engage.

Residents were invited to register for a one-to-one consultation session with the College and project team. To maximise accessibility, three methods of registration were provided: an email address, a telephone number and a freepost return address, ensuring that residents without access to digital communications were equally able to participate. The use of individual sessions rather than a public exhibition was a deliberate choice, providing residents with a more personal and accessible format in which to ask questions and raise concerns directly with the project team.

3.2 Elected Member Engagement

In parallel with the initial resident notification, DevComms contacted elected representatives to brief them on the proposals and invite their engagement. This included the ward members for Holbrook West ward, the Cabinet Member for Planning at Horsham District Council, and the local Member of Parliament. Contact was made by email in the first instance, followed up by telephone to ensure representatives had the opportunity to ask questions or request a briefing. Engaging elected members at this early stage ensured that those with a representative role in the local community were informed of the proposals at the same time as residents and were given a direct channel through which to raise any concerns on behalf of their constituents. The cabinet member for planning, alongside ward members from Holbrook West Ward and John Milne MP's chief of staff attended a dedicated briefing session on the 7th of August, which was minuted and monitored by a HDC planning officer.

3.3 One-to-One Resident Engagement Sessions

Individual engagement sessions were held with residents on 7 August and 13 August 2025. Residents were welcomed to the College by the project team, which included representatives from the College, DevComms and the planning consultant BDP. Each session followed a consistent format, taking residents through:

- The College's case for the new centre, including the educational need it would address and the College's long-term ambitions for the campus
- A three-dimensional model of the site and the proposed development, allowing residents to understand the scale and form of the proposals in their context
- Printed plans showing the proposed new building, the relocation of the car park and the wider site layout

Following the presentation, residents were given the opportunity to ask questions, raise concerns and seek clarification directly from members of the project team. Feedback was gathered anonymously, with sessions structured to encourage open and candid discussion. More than 15 individual sessions took place across the two days, with residents from directly adjacent properties, the wider stretch of Hurst Avenue and the surrounding area taking part.

The one-to-one format was selected to provide residents with a more personal and substantive engagement experience than a conventional public exhibition, and to allow the project team to respond directly to individual concerns. The College's role as an established community institution in Horsham provided an accessible and familiar setting for the sessions.

3.4 Neighbourhood Plan Engagement

DevComms and the project team conducted a dedicated briefing session with the Horsham Blueprint Neighbourhood Plan Steering Group on 18 February 2026. The Horsham Blueprint is the neighbourhood plan covering the area in which the College is situated, and the Steering Group represents the interests of the local community in shaping planning policy for the neighbourhood. The briefing provided the Steering Group with a detailed overview of the proposals as well as the opportunity to ask questions and raise any concerns relevant to the objectives and policies of the emerging neighbourhood plan. Engaging with the Steering Group at the pre-application stage ensured that those responsible for shaping local planning policy were informed of the proposals and had the opportunity to contribute their views ahead of submission.

3.5 Pre-Application Engagement with Horsham District Council

Throughout the development of the proposals, the project team engaged extensively with Horsham District Council planning officers through the Council's formal pre-application advice service. Three pre-application meetings were held in April 2025, January 2026 and March 2026, at which the emerging proposals were presented and officer feedback was sought. The responses and guidance received through this process were considered alongside feedback from community engagement and informed the ongoing refinement of the scheme. A consultation response matrix was prepared and submitted to HDC ahead of the third pre-application meeting, setting out in detail how the proposals had evolved in response to officer comments at each stage. This is also included at Appendix A of the accompanying Planning Statement.

3.6 Pre-Submission Resident Update

Following the engagement sessions, and as the proposals were refined in response to feedback received, a further written update was sent to all residents on Hurst Avenue, previously engaged members (HDC) and the neighbourhood forum. This confirmed that the project was progressing towards a planning application submission and summarised the key developments in the scheme since initial engagement.

This was accompanied by a comprehensive pre-submission engagement update pack, prepared specifically to demonstrate how resident feedback had been captured and considered alongside an explanation of the key changes made to the proposals as a result of the engagement process. The pack covered the phased approach, building design, landscaping, car parking and lighting proposals, together with a detailed response to each of the themes raised during the August 2025 sessions. It was structured around the principle that residents who had taken the time to engage deserved a clear and transparent account of how their views had influenced the outcome.

3.7 Summary of Engagement Activities

The table below summarises the engagement activities undertaken, the audiences reached and the timing of each activity.

Activity	Audience	Timing
Initial letter drop	Hurst Avenue residents	25 July 2025
Elected member notification and briefing	Ward members, Cabinet Member for Planning, local MP	Summer 2025
One-to-one engagement sessions	Hurst Avenue and Hurst Road residents	7 and 13 August 2025
Neighbourhood Plan Steering Group briefing	Horsham Blueprint Neighbourhood Plan Steering Group	18 February 2026
Pre-application meetings with HDC officers	Horsham District Council planning officers	April 2025, January 2026, March 2026
Pre-submission resident update letter	Hurst Avenue residents	June 2026
Pre-submission engagement update pack	Hurst Avenue residents	June 2026

4.0 FEEDBACK RECEIVED AND PROJECT TEAM RESPONSES

This section summarises the feedback received during the pre-application engagement programme carried out with neighbours, Members and the Neighbourhood Forum in August 2025 and how the project team have responded to this feedback. Given the nature of the engagement - one-to-one sessions with individual residents rather than a public exhibition with written feedback forms - all responses were gathered through direct conversation. This qualitative approach was a deliberate choice, designed to provide residents with a more

personal, accessible and candid forum in which to raise concerns and ask questions directly of the project team.

Over the course of the two neighbour engagement events, more than 15 individual sessions took place with residents of Hurst Avenue and Hurst Road. Participants included: residents living directly on the boundary of the application site; those otherwise in close proximity; and others from the wider stretch of Hurst Avenue who are affected by the College's existing operational footprint, particularly in relation to traffic and parking.

The feedback gathered has been reviewed, analysed and grouped into nine key themes, set out below. In line with the data protection principles described in Section 2, individual members of the public are not identified in this document.

It is notable that the overwhelming majority of residents who engaged demonstrated a clear understanding of, and in many cases a degree of support for, the College's educational rationale for the proposals. Concerns were rarely directed at the principle of the building itself, but rather at specific aspects of its design, location and operational implications for the neighbourhood. This reflects a community that engaged thoughtfully and constructively with the project team.

4.1 Feedback and comments received from public participants

This section sets out both the feedback gathered through the pre-application engagement programme and how that feedback has been considered and addressed in the development of the proposals. It should be read alongside the pre-submission engagement update pack issued to residents ahead of submission, which provides a more detailed account of the design changes made in response to each theme.

The project team's approach throughout has been to treat community feedback as a genuine and substantive input into the evolution of the proposals. Where feedback has directly influenced a design decision, this is noted. Where the proposals have not changed in response to a particular concern - whether because the design solution already addressed it, because the concern related to a matter outside the scope of planning, or because competing feedback pointed in a different direction - the reasons for this are explained.

4.1.1 Positive Feedback

Alongside the comments and queries described below, the engagement sessions generated a consistent thread of positive feedback that is equally important to record.

The overwhelming majority of residents demonstrated a clear understanding of the College's educational case for the new Centre. Most acknowledged that the College's facilities needed to be modernised and that the provision of new STEM teaching space was a legitimate ambition. Several described their support as reluctant - recognising the need for the building while remaining concerned about specific aspects of its impact - but this distinction between principled support and residual concern is itself a significant and positive finding.

Residents across both engagement events expressed genuine appreciation for the fact that the project team had come to speak with them directly at an early stage. Several thanked the team for the opportunity to ask questions and receive answers face-to-face, and a number commented that they had not expected to be engaged at this point in the process. Many asked about the next stages of engagement and how they would be kept informed - a positive signal of ongoing interest and a desire to remain part of the process. This appetite for

continued engagement directly informed the decision to issue the pre-submission update letter and engagement pack to all residents ahead of the application being submitted.

4.1.2 Traffic, Transport and Parking

Feedback

Traffic, transport and parking formed the single most frequently raised concern across the engagement programme, featuring in more than ten sessions and described by a number of residents as their primary concern about the development. This feedback must be understood in the context of a pre-existing and well-documented problem: residents described the impact of student-related parking on Hurst Avenue and the surrounding streets in considerable detail, including vehicles blocking driveways and junctions, inconsiderate parking during the school day, and the concentration of drop-off and pick-up activity at the Hurst Road and Hurst Avenue junction.

Several residents raised the specific suggestion of a dedicated on-site drop-off and pick-up zone, citing the example of another local school that operates such an arrangement successfully. This suggestion was raised independently by multiple residents across different sessions. Residents also raised concerns about students congregating on footways and called for improved parking enforcement in the surrounding streets during College hours.

Response

The proposed development does not result in an increase in student or staff numbers; the new Technology Centre is designed to accommodate growth that has already taken place within the College's existing population. As such, the application does not give rise to a requirement for additional parking provision, but still seeks to address existing travel patterns by prioritising a reduction in car dependency through the significant uplift in cycle parking and the operational management measures set out in the Transport Statement. The reorganised car park maintains provision for permit holders - staff and students with a genuine need - alongside the introduction of 40 new cycle parking spaces, more than doubling the existing provision of 35 spaces. This significant uplift in cycle parking directly supports a reduction in car dependency on the campus and responds to the broader concern about parking pressure in the surrounding streets.

It is important to note that the students who park on Hurst Avenue and the surrounding streets do so without permits, and on-street parking by this group falls outside the scope of what this application can directly address.

The site layout includes dedicated drop-off and pick-up provision for eligible students, responding directly to the request made by a number of residents during the engagement sessions, and further detail is set out in the Transport Statement submitted with this application.

Improved parking enforcement in the surrounding streets is a matter for Horsham District Council and West Sussex County Council as highway authority rather than for the College or this application directly.

4.1.3 Car Park Design and Visual Impact

Feedback

Questions about the design and location of the proposed car park were raised in more than nine sessions, with residents questioning why the car park had been positioned along the Hurst Avenue boundary. Several asked whether alternative locations had been considered. The project team confirmed that the site layout was a result of an extensive optioneering process, which was talked through at the sessions and is detailed in the accompanying Design and Access Statement.

The length and configuration of the proposed car park generated specific concerns about supervision and the potential for misuse at the northern end, furthest from the building it serves. Questions were also raised about the caretaker's cottage and whether the proposals included any intention to seek vehicular access onto Hurst Avenue through this location. The project team provided clarification that this proposal does not involve a proposed access through to Hurst Avenue.

Response

The location of the car park is the result of an extensive optioneering exercise taking into account all constraints of the campus, including the need to preserve existing playing fields and sports facilities which are subject to their own planning protections, the operational requirements of the new building, and the importance of minimising impact on the playing pitches while not prejudicing any future development of the site. This process is set out in more detail in the Design and Access Statement accompanying the application.

The question of vehicular access onto Hurst Avenue through the caretaker's cottage location is definitively addressed: there are no proposals for vehicular access onto Hurst Avenue as part of this application.

In response to comments about the length of the car park and the potential for vehicle speeds and misuse, the car park has been designed to actively manage driver behaviour through a narrowed carriageway and the introduction of landscaping throughout its length. Contrasting surfacing is proposed at key points to highlight informal crossing areas and to visually break up the extent of the car park. A Car Parking Management Plan accompanies this application, providing further detail on permitted users, opening times and the management of lighting and noise - directly addressing the concerns raised by residents living adjacent to the site.

On landscaping, the proposals have been developed in direct response to resident feedback. 3- to 3.5-metre-high multi-stem trees are proposed along the boundary, providing meaningful screening while allowing sunlight to continue reaching private gardens. A section drawing within the Design and Access Statement illustrates how this planting has been specified to balance these competing priorities.

4.1.4 Visual and Residential Impact of the New Technology Centre

Feedback

Questions about the visual and residential impact of the new Centre were raised in around six sessions, with residents living at the southern end of Hurst Avenue - closest to the proposed building - expressing the strongest concerns. The majority of residents acknowledged the necessity of the development; opposition to the principle of the development was rare. Comments were focused on the height, scale and massing of the Centre and its potential to overlook residential gardens.

A number of residents asked directly about the distance between the proposed Centre and the nearest residential properties. Preferences on materials were also raised, with several residents expressing a preference for brick or materials complementing the existing campus character as opposed to cladding or painted finishes.

Response

The design of the proposals has evolved significantly in response to feedback received on visual and residential impact, through both the community engagement programme and the iterative pre-application process with HDC officers.

The Phase 2 Building, which sits closest to neighbouring properties, has been specifically redesigned to address concerns about overlooking and proximity. The elevation facing Hurst Avenue features only centrally positioned high-level windows above head height, carefully proportioned to ensure sufficient natural light within the building while materially reducing the potential for overlooking of neighbouring gardens. A row of trees along the Hurst Avenue boundary will further soften this elevation.

Separation distances between the proposed buildings and the nearest residential properties are also shown in the accompanying Design and Access Statement.

On materials, the design references the character of the Grade II listed Grammar School building - adopting its vertical proportions and geometric patterning - while using contemporary materials appropriate to a new STEM facility. The preference for brick expressed by some residents was noted and has informed the design team's approach to facade articulation and the colour of the roof canopy, although a direct replication of the historic brick character was not considered appropriate for a building intended to represent the College's ambitions for the future. The full materials palette and design rationale are set out in the Design and Access Statement.

4.1.5 Landscaping, Screening and Boundaries

Feedback

Landscaping was raised in at least seven sessions and was a topic on which resident views were genuinely varied - sometimes within the same household. Opinions along the car park boundary were particularly divided, with some residents requesting substantial screening for privacy while others were opposed to tall trees on the grounds of loss of light and views across the college grounds. The common thread across all responses was a preference for sensitive, human-scale landscaping over formal, institutional fencing or uniform planting, with several residents explicitly stating they did not want to see conventional security fencing along the boundary. Requests for secure, well-maintained boundaries were made consistently alongside comments about tall trees, reflecting a community that wanted the boundary to feel considered rather than either open or oppressive.

A number of residents also raised questions about the future of informal gate access arrangements onto the college playing fields that some properties currently enjoy.

Response

The landscaping proposals navigate the variation in resident feedback between those who wanted substantial screening and those who were concerned about losing light and views. The approach is characterised by:

- A mix of species and planting heights along the site boundaries, avoiding a uniform tall screen in favour of a more varied and naturalistic treatment
- Low-level planting and native hedgerow as the primary boundary definition along the car park boundary, providing security and a degree of screening without the visual dominance of formal fencing or tall trees
- Interim landscaping within the Phase 2 building footprint during Phase 1, incorporating meadow planting, perennials, shrubs, seating walls and moveable benches, providing a soft, informal and usable outdoor space from day one

The strong message from residents that they did not want institutional boundary treatment has been directly reflected in the design and has been acknowledged in discussions with HDC officers through the pre-application process. The proposals do not include any changes to the existing gate access arrangements between residential properties and the college grounds.

4.1.6 Construction Phase Disruption

Feedback

Construction-related comments were raised in three to four sessions and were generally practical and reasonable in character. Residents requested clear information about construction timelines, hours of operation, and the measures that would be put in place to manage noise, dust and vehicle movements. Several asked for a named point of contact to whom queries or concerns could be directed throughout the build.

Response

The comments raised by residents will be addressed through a Construction Management Plan, to be secured by planning condition. This will set out agreed working hours, restrictions on noisy activities, arrangements for construction vehicle routing and deliveries, dust and noise mitigation measures, and - as specifically requested by several residents - a named individual point of contact to whom concerns can be directed throughout the construction period.

4.1.7 Security and Safety

Feedback

Security and safety were among the most consistently raised issues across the engagement programme, featuring in more than eight sessions. Residents whose properties back directly onto the application site - particularly those on the odd-numbered side of Hurst Avenue which runs along the site boundary - expressed some concern about the proposed car park operating close to their rear gardens.

Specific questions included whether car park access gates would be secured outside of college operating hours, the risk of the car park being used as a through route or congregation point out of hours, and the implications of the proposals for existing informal access arrangements between certain properties and the College grounds. A number of residents who currently have gate access onto the College site raised questions about how these arrangements would be affected.

Lighting was closely tied to security matters, with a strong and consistent preference across multiple sessions for low-level lighting, on grounds of both amenity and the desire to avoid an institutional character along the boundary. Several residents specifically noted the potential impact of lighting on both their windows and the informal vegetation character of the existing boundary.

Response

Feedback on security and safety has been addressed through a combination of design decisions and commitments to be fulfilled through the planning application documents.

Car park management, gate operation, out-of-hours access controls and security arrangements are set out in detail within the planning application documents, fulfilling the commitment made directly to residents during the engagement sessions.

The existing boundary between residential gardens and the college site remains unchanged, with no alterations proposed to the current fence line or access arrangements.

On the college side of the residential boundary, additional planting is proposed comprising 3- to 3.5-metre-high multi-stem trees and wildflower planting within a 4.8 metre green buffer. This has been carefully specified to provide meaningful screening and visual interest while allowing sunlight to continue reaching private gardens - directly addressing the comment raised consistently by residents that tall or dense planting would unacceptably reduce their access to light.

A 1-metre-high chain-link fence screened on both sides by a native hedgerow will be provided between the car park and the adjacent sports pitches, protecting parked vehicles from activity on the playing fields. This specification was directly informed by resident feedback regarding the desire to avoid an institutional boundary character.

On lighting, the project team took the strong resident preference for low-level bollards seriously and commissioned a formal options appraisal which is summarised in the accompanying Design and Access Statement. The appraisal concluded that low-level bollards could not provide adequate illumination across the car park and pedestrian routes in compliance with British Standard guidance (BS EN 12464-1) and would not provide sufficient lighting for facial recognition. On this basis, 4-metre-high lighting columns have been selected. Shields will be fitted to all columns to limit light spill into neighbouring gardens within the limits set by the Institute of Lighting Professionals' Obtrusive Light Guidance. The project team recognises that this outcome differs from the preference expressed by residents and has ensured the reasoning is documented in this SCI and in the accompanying lighting options appraisal in the DAS.

4.1.8 Student Behaviour

Feedback

Student behaviour was raised in more than six sessions. Residents described a range of existing issues, including students trespassing onto residential land, climbing fences, blocking footways and littering, and in one case a resident describing groups of students walking three abreast along footpaths to the point where bus stops became effectively unusable.

These matters are distinct from opposition to the development itself and reflect a longer-standing relationship between the College and the adjacent community that predates the current proposals.

Response

The concerns raised about student behaviour reflect a longer-standing relationship between the College and the surrounding neighbourhood that predates the current proposals. Whilst the management of student behaviour in the surrounding streets falls outside the direct scope of this application, the design of the proposals does actively address one of the specific concerns raised. The new pedestrian entrance on the south-eastern boundary is intended to draw students arriving from the direction of Horsham station onto the campus at an earlier point in their journey, reducing the opportunity for loitering on the footways along Hurst Road and Hurst Avenue.

4.1.9 Questions About the Consultation Process

Feedback

Scepticism about the consultation process was expressed in around six sessions. Several residents characterised the engagement as a formality with no real influence on the outcome, with one resident expressing this view directly: "This is just you telling us it's being done." Others questioned why the one-to-one format had been used rather than a conventional public exhibition.

A number of residents asked how their feedback would be recorded, considered and reflected in the proposals, and asked whether comments from all sessions would be made available to those who had participated.

Response

The comments raised by a number of residents on the nature of the consultation process are acknowledged. The project team understands that pre-application engagement of this nature can give rise to a degree of wariness among some residents, who may question whether feedback will genuinely influence the outcome. This is a common dynamic in pre-application consultation and is not unique to this project.

The most substantive response to this concern has been the preparation and distribution of the pre-submission engagement update pack, issued to all residents on Hurst Avenue ahead of the planning application submission. This document was prepared specifically to demonstrate that feedback gathered in August 2025 had been carefully considered and had genuinely influenced the development of the proposals. It sets out every theme raised, the changes made in response, and the reasoning behind decisions where the scheme has not changed.

This Statement of Community Involvement provides the formal planning record of the engagement process and its outcomes. Together, these documents represent the project team's commitment to the principle that community engagement should be transparent, evidenced and accountable.

4.1.10 Masterplan and Future Development

Feedback

Questions about the College's wider masterplan and the possibility of further development were raised in around five sessions. Several residents had independently identified the College's masterplan - which was publicly available online - and interpreted elements of it as indicating further development along the Hurst Avenue frontage. This generated concern that the current proposals were the first phase of a much more extensive programme of expansion.

The project team addressed this directly during the sessions, explaining that this application related solely to the New Technology Centre and its associated works.

Response

This planning application relates solely to the New Technology Centre, their associated landscaping, car parking and site works. It does not constitute permission for, or commit the College to, any further development of the campus. Any future proposals would require a separate planning application, subject to its own community consultation process and determined on its own merits by Horsham District Council.

The project team acknowledges that the College's masterplan, previously available on its website, caused some concern among some residents who interpreted it as indicating further development along the Hurst Avenue frontage. In response, the masterplan page has been updated to focus solely on the New Technology Centre, setting out the educational rationale, the proposed location and the associated car parking arrangements. This planning application relates solely to the New Technology Centre and its associated landscaping, car parking and site works.

4.2 Horsham Blueprint Neighbourhood Forum

A dedicated briefing session was held with the Horsham Blueprint Neighbourhood Forum on 18 February 2026, alongside representatives from the College, BDP and DevComms.

The discussion was constructive and inquisitive throughout. Both representatives raised considered questions across a range of topics, including boundary treatment and residential impact along Hurst Avenue, potential overlooking and noise from the relocated car park, traffic management and access arrangements, and the College's growth projections and long-term need for the facility.

The Forum's representatives were supportive of the principle of replacing the College's longstanding temporary portacabin accommodation with a permanent, high-quality building, noting the length of time the temporary structures had been in place. One participant emphasised the importance of design quality, commenting that "it needs to be a really good building" - a view the project team acknowledged and which has informed the ongoing development of the design.

Questions were also raised about funding and delivery arrangements and a potential rail bridge behind the site, both of which were noted as matters outside the scope of the planning application.

The overall sentiment of the meeting was positive. The relatively limited level of challenge to the principle of the development indicated that the Neighbourhood Forum was broadly comfortable with the proposals, while noting that further detail would be required as the design progresses - particularly in relation to height, massing, façade treatment, boundary design and car park operational management.

4.3 Elected Member Engagement

A briefing session was held with ward members on 8 August 2025, attended by Councillors Nigel Emery, Ruth Fletcher (Cabinet Member for Planning, Horsham District Council) and Jon Olson. The session was opened by Dan Lodge, Principal of the College, who provided an overview of the project's rationale, including the College's sustained student growth over the past decade, its heavy reliance on temporary teaching spaces, and the need for a modern specialist facility to future-proof its teaching offer.

All three councillors were engaged and constructive throughout, raising no objection to the principle of the development. The themes raised closely mirrored those expressed by residents during the August 2025 engagement sessions, covering:

- The importance of listening to and keeping residents on Hurst Avenue well informed throughout the process, both during construction and beyond
- Security, boundary treatment and car park management, including after-hours use of the car park, safeguarding informal access routes, anti-social behaviour, and a preference for low-level, non-intrusive lighting
- Traffic, transport and highways impact, with councillors reinforcing the need for the College to take a proactive approach to managing student and parent journeys, work with West Sussex County Council Highways and Horsham District Council, and promote sustainable and active travel
- The scale, appearance and landscaping of the proposals, and whether the building's position on the campus had been fully considered in relation to the impact on residential properties

Cllr Fletcher referenced her own conversations with residents on Angus Close, who had also raised questions about the proposals, slightly widening the area of residential interest beyond Hurst Avenue. She also noted the presence of temporary shipping containers on the sports field, observing that their long-term presence risks undermining confidence in the temporary nature of such facilities - a point that reinforces the College's own case for a permanent solution.

Cllr Olson raised the question of what further development might follow this application, echoing the concern expressed by a number of residents in Theme G above. The project team addressed this directly, confirming that the application relates solely to the New Technology Centre and that any future proposals would require a separate planning application with its own consultation process.

5.0 CONCLUSION

This Statement of Community Involvement has been prepared by DevComms on behalf of The College of Richard Collyer in support of the full planning application for the phased construction of a new Technology Centre on the College's campus at Hurst Road, Horsham. It sets out the pre-application engagement programme, the feedback received, and the ways in which that feedback has informed the development of the proposals now being brought forward for determination.

5.1 **A Proactive and Structured Approach**

The engagement programme was designed from the outset to be proactive, proportionate and meaningful. Rather than waiting for the planning application to trigger the statutory consultation process, the College and DevComms engaged the neighbouring community at an early stage - before proposals were finalised and while there was genuine scope for feedback to influence the outcome. This reflects both the requirements and the spirit of Horsham District Council's SCI, which places strong emphasis on early engagement as the most effective means of improving development proposals and building constructive relationships between applicants and communities.

The decision to conduct engagement through individual one-to-one sessions was deliberate and considered. It provided residents with a more personal and accessible format, ensured every participant could ask questions and receive direct answers, and enabled the team to understand the specific concerns of individual households in a depth that a drop-in exhibition could not have achieved. More than 15 sessions were held across two days in August 2025, reaching residents from directly adjacent properties and the wider Hurst Avenue and Hurst Road area.

In parallel, elected representatives were engaged directly and proactively, and a dedicated briefing was held with the Horsham Blueprint Neighbourhood Plan Steering Group. Throughout the design development period, the project team engaged extensively with HDC planning officers through three formal pre-application meetings, ensuring that proposals were developed in accordance with the Council's planning policy framework and that officer guidance was considered alongside community feedback at every stage.

5.2 Genuine Engagement, Genuine Influence

The feedback gathered was wide-ranging and candid. Residents raised questions about traffic and parking, the design and location of the proposed car park, the visual and residential impact of the new building, security, landscaping, construction disruption, student behaviour and the College's wider development intentions. A number of residents queried whether the consultation was meaningful.

As set out in Section 5, that feedback has directly influenced the proposals in a number of important respects, including the design of the Centre's Hurst Avenue elevation, the landscaping and boundary treatment strategy, the interim landscaping proposals, the commitment to a Construction Management Plan with a named resident contact, and the commitment to address car park management and security arrangements that will be covered in the Car Parking Management Plan..

On lighting, the project team acknowledges that the outcome - 4-metre-high columns rather than the low-level bollards - differs from the general preference expressed. This decision was reached only after a formal options appraisal demonstrated that bollards could not provide adequate illumination in compliance with British Standard guidance, and the reasoning is clearly documented in this SCI and the lighting options appraisal submitted with the application and within the Design and Access Statement. Moreover, mitigating measures have been adopted to limit any adverse light spill impact from the columns.

5.3 Transparency and Accountability

One of the most consistent themes to emerge from the engagement was residents' concern that consultation would prove to be a formality rather than a genuine process of influence. The pre-submission engagement update pack, distributed to all residents on Hurst Avenue ahead of submission, was designed specifically to address this concern - providing a transparent account of every theme raised and the changes made in response.

The College of Richard Collyer is a long-established community anchor institution in Horsham, and the project team recognises that the quality of the relationship between the College and its immediate neighbours matters both for this application and for the long term. The engagement programme has been conducted with that broader context in mind.

5.4 The Formal Planning Process

The submission of this planning application marks the beginning of the formal statutory consultation process, through which all residents and interested parties will have the opportunity to make representations to Horsham District Council. The Council will notify nearby residents directly upon receipt of the application, and all representations submitted within the statutory consultation period will be considered as part of its determination.

DevComms and the College remain committed to maintaining open communication with the local community throughout the determination process and are available to respond to any questions raised by residents ahead of the Council's decision

APPENDIX A

SAMPLE COPY OF
LETTER SENT TO
RESIDENTS

Dear Resident,

We are writing to invite you to an engagement event regarding our emerging proposals for a new technology building at the College.

As you may know, Collyer's has a rich history dating back to 1532 and is now recognised as one of the leading sixth form colleges in the country. Over the past decade, we have experienced a significant increase in student numbers, with growing demand for teaching space currently being met through temporary portacabins.

To address this, we are developing plans for a new specialist building to accommodate technical subjects including Design Technology, Engineering, Maths, and Physics. This would allow us to relocate these departments from the outdated Victorian Technology Building and 1980s laboratories, which would then be refurbished for more appropriate use by non-technical subjects and tutor groups. The existing portacabins would be removed once the new facility is operational.

The proposals involve constructing a three-storey technology building on the current car park fronting Hurst Road and part of the adjacent playing field. This reflects the historic pattern of the College's expansion within the site. Replacement parking would be relocated in a landscaped linear arrangement along the south-east edge of the playing field.

We are also proposing improvements to site access and safety, including the introduction of a two-way vehicle entrance (currently one-way) and a wider student access gate.

As a neighbour to the College, your views are important to us. We are committed to being open and transparent in our planning process and would welcome the opportunity to hear your thoughts at this early stage.

We will be holding resident engagement sessions, alongside our project team, at the College on the following dates:

Thursday 7 August – 30-minute drop-in slots available between:

- 9:00am and 1:00pm (slots at HR:00 and HR:30)
- 3:30pm and 6:00pm (slots at HR:00 and HR:30)

Tuesday 13 August – 30-minute slots available between:

- 4:00pm and 7:00pm (slots at HR:00 and HR:30)

To attend, please respond to this email to request a time slot. A confirmed booking is essential to help us manage attendance and ensure we can speak with everyone.

The planning application is expected to be submitted in autumn 2025. These sessions offer an early opportunity for you to learn more, ask questions, and provide feedback before plans are finalised.

We hope you will be able to join us.

Email: collyers@devcomms.co.uk

APPENDIX B

BRIEFING PRESENTATION
FOR HBNF

The College of Richard Collyer New Technology Building

Stakeholder Briefing

18 February 2026



Contents

Project context	3 - 7
Site layout	8 - 10
Car park & Hurst Avenue boundary	11 - 15
Transport and highways	16
Landscape	17
Planning	18 - 19
Next steps	20
Questions	21

Introduction

- Who we are
- Why we are here
- What we are proposing
- What we have done
- Where we are going



The Vision

- Increase teaching capacity
- Finish 500-year vision
- Legacy for Horsham
- University Campus feel
- High Quality external spaces
- A new identity



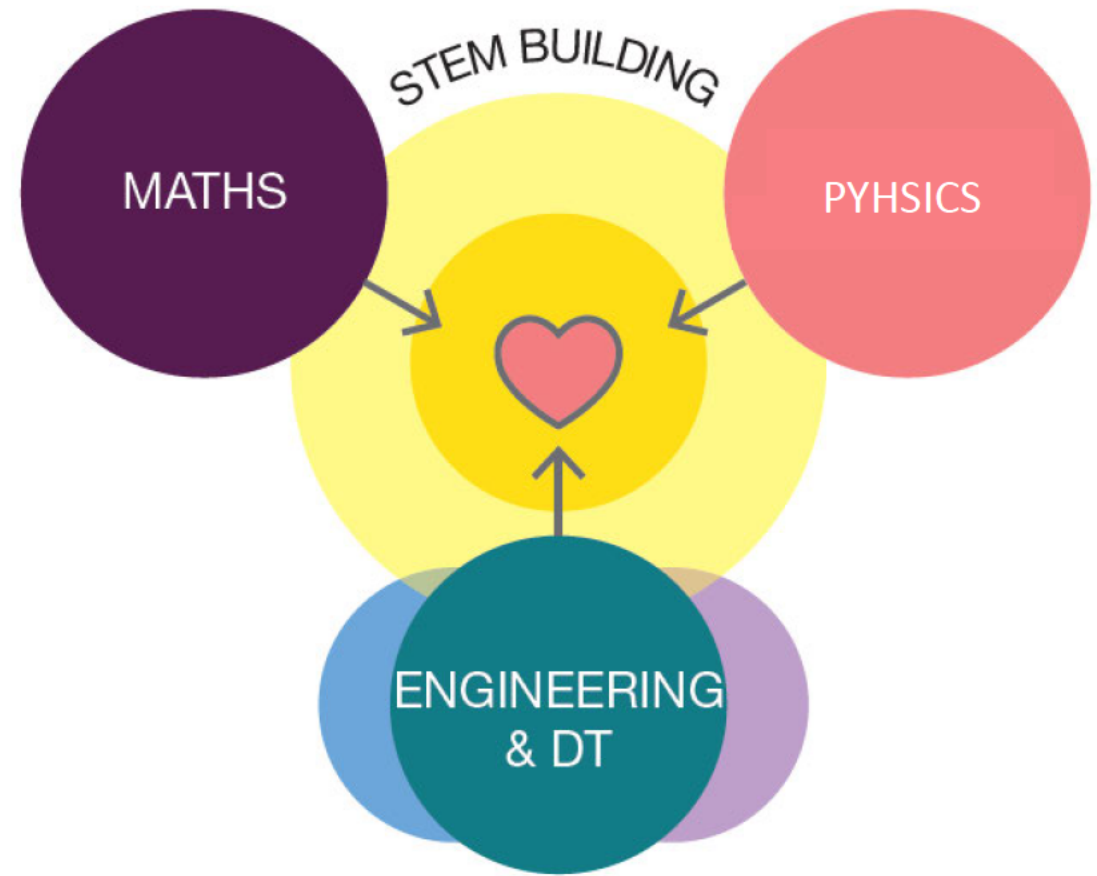
Drivers of development

- Accommodate recent growth in student population – short and long-term solutions
- Address cramped and outdated teaching facilities
- Improve campus environment
- Future proof to accommodate potential future growth

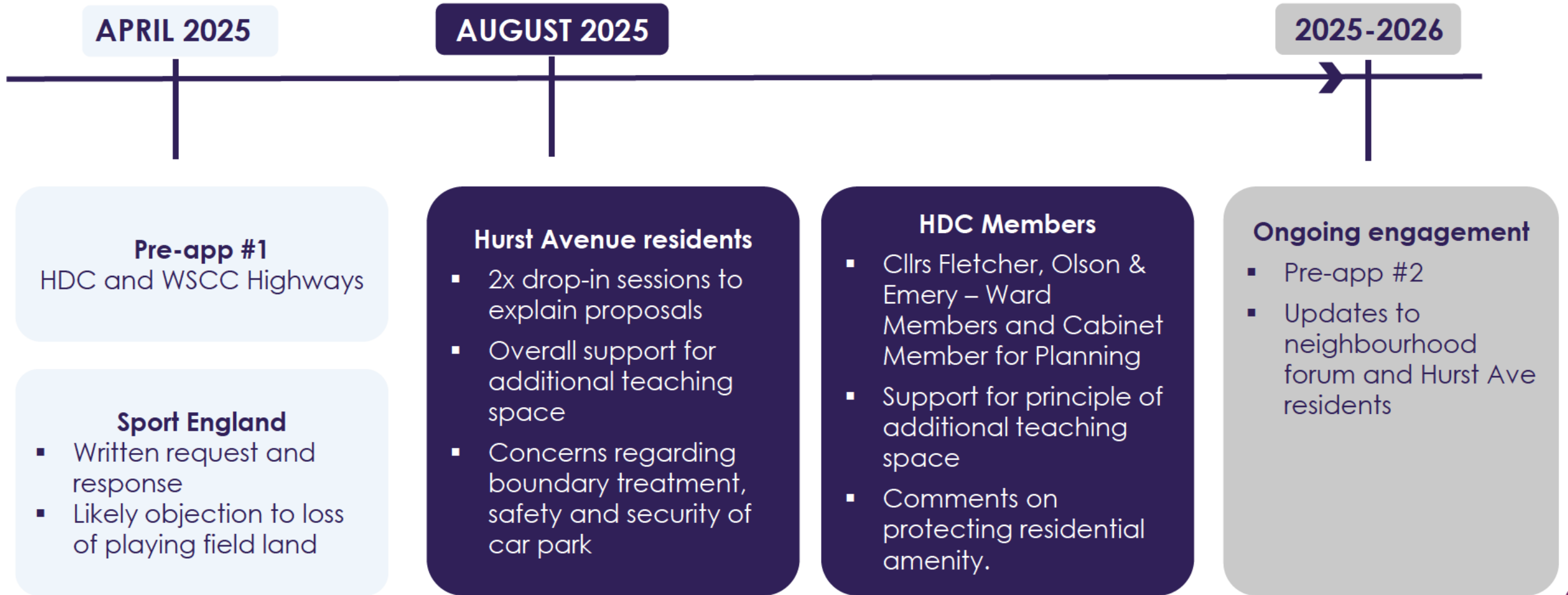


New technology building

- Improve 'dry' science provision within a single building
- Resolve existing shortfalls in teaching space, currently addressed via temporary classrooms
- Deliver high-quality external spaces that balance legacy and contemporary design
- Enhance student arrival and safety
- Retain comparable parking capacity
- Target BREEAM excellent
- Sustainable design following energy hierarchy

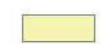


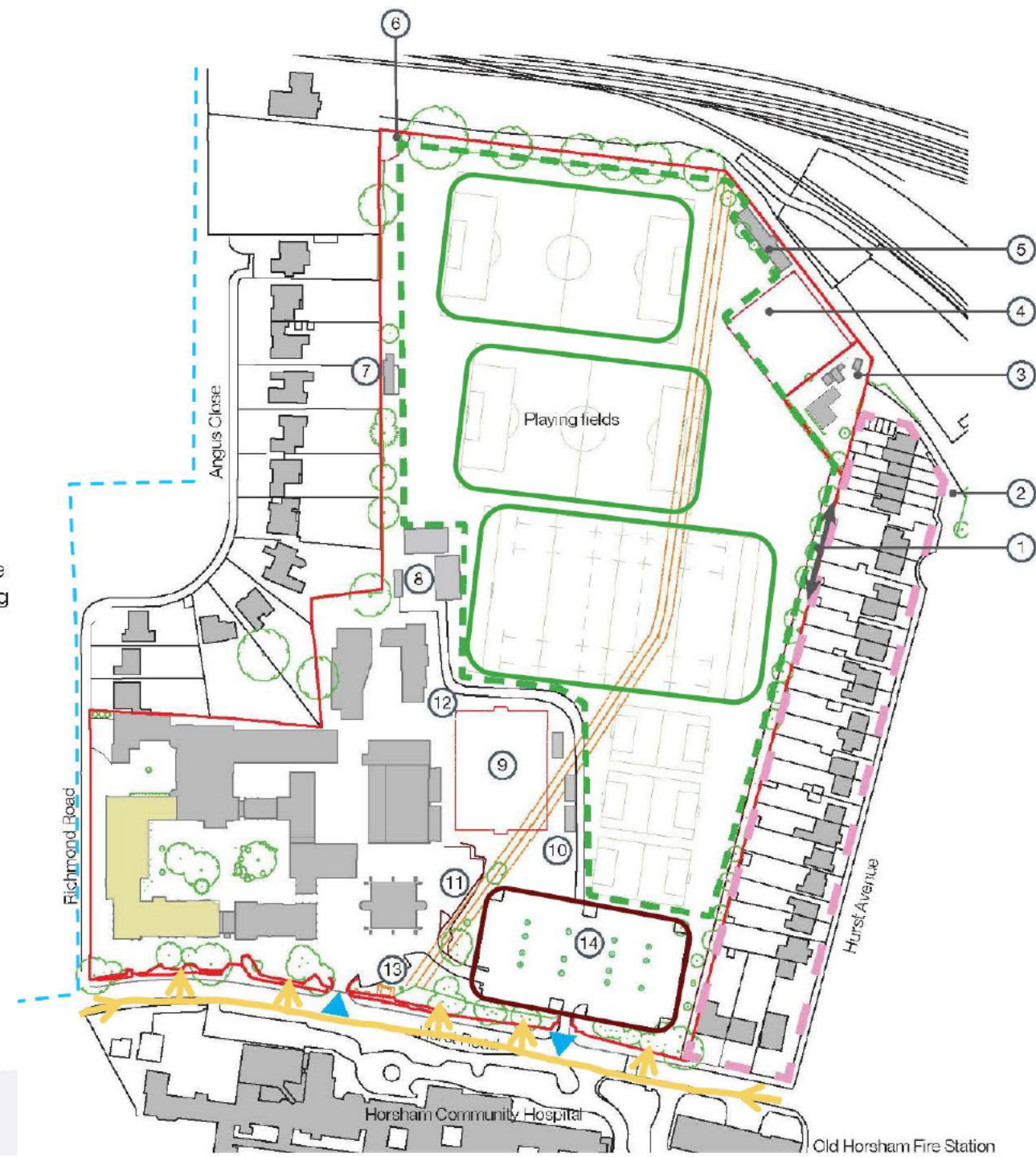
Engagement summary



Existing site

- ① Residential boundary / semi-permeable (gates to private resi gardens)
- ② Driveway (College property)
- ③ Caretaker's House
- ④ Tennis Court (in disuse)
- ⑤ Shooting range (in disuse)
- ⑥ Beekeeping area
- ⑦ Cabin (Sports fields maintenance)
- ⑧ Temporary teaching accommodation
- ⑨ MUGA
- ⑩ Campus maintenance portable cabins
- ⑪ Refuse collection area
- ⑫ Fire brigade access road
- ⑬ Substation
- ⑭ Existing car park

-  Playing fields
-  Residential neighbours
-  Grade II Listed Building
-  Existing trees
-  Vehicular access
-  Existing underground drainage / historic culvert. Dashed lines indicate preliminary set back for future building foundations.
-  Car parking
-  Presence along Hurst Road
-  Conservation area boundary



Car parking – options appraisal



Eastern site boundary (148 spaces)

Encroaches onto existing rugby and football pitches



Consolidated (139 spaces)

Avoids impact on large pitches but removes 5v5 provision
Restricts future expansion



Decked solution (100 spaces)

Requires removal of caretaker's cottage
All car parking located further from main campus

Proposed layout

- Minor reduction of 12 spaces
- Minimise impact of playing field and reprovision of all sports pitches
- Maintains capacity for future expansion
- Separates vehicle/pedestrian movement through landscape design, and vehicles from student external spaces
- Offers opportunity for significant tree planting



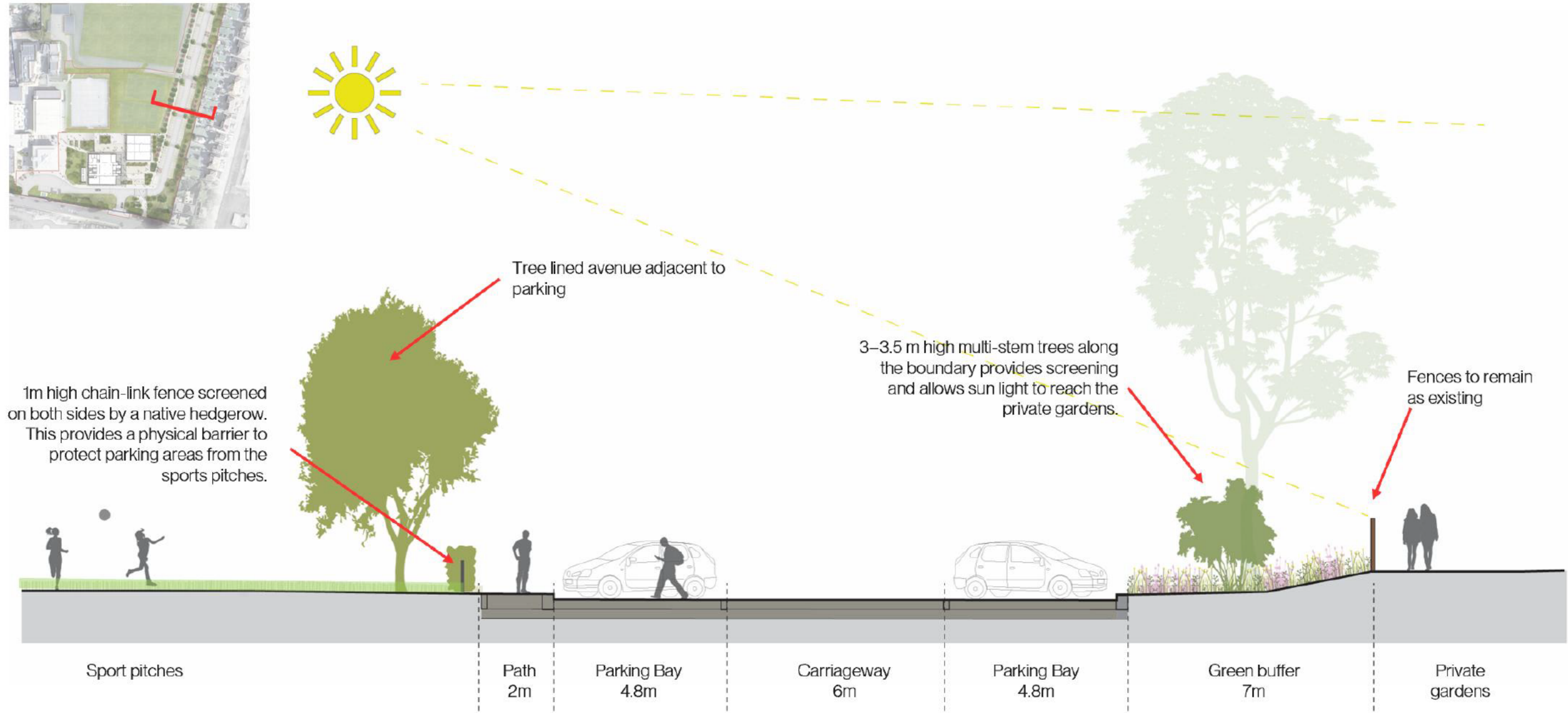
Carpark design

The car park has been designed to actively manage driver behaviour:

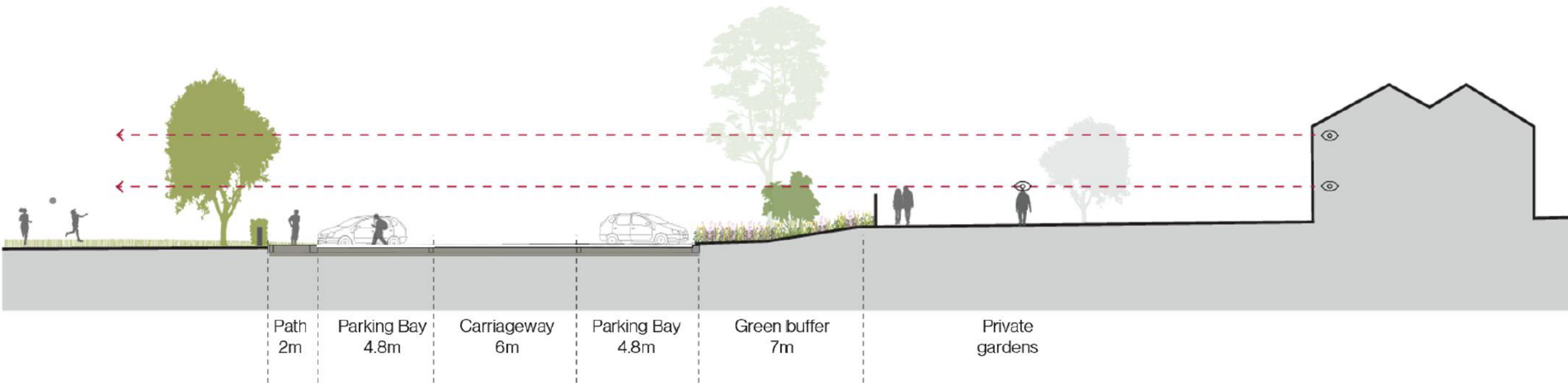
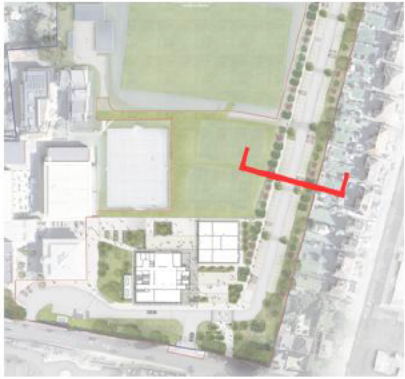
- Reduced carriageway width and planting to discourage speeding
- Contrasting surfacing at key points to highlight informal crossing points and to visually break up the car park



Boundary treatment



Residential sightlines



Noise Impact

- Baseline noise survey completed to define existing conditions & 3D acoustic modelling (noise map shown)
- Assessment based on BS 8233 and WHO noise guidelines during worst-case scenario assessed (AM peak at full capacity)
- Noise criteria can be met through design – paving choice, speed controls, and operational management measures



Car parking management plan

- A Car Park Management Plan will be prepared in support of the application with the content to be agreed with WSCC Highways.

Key aims of the plan will be to:

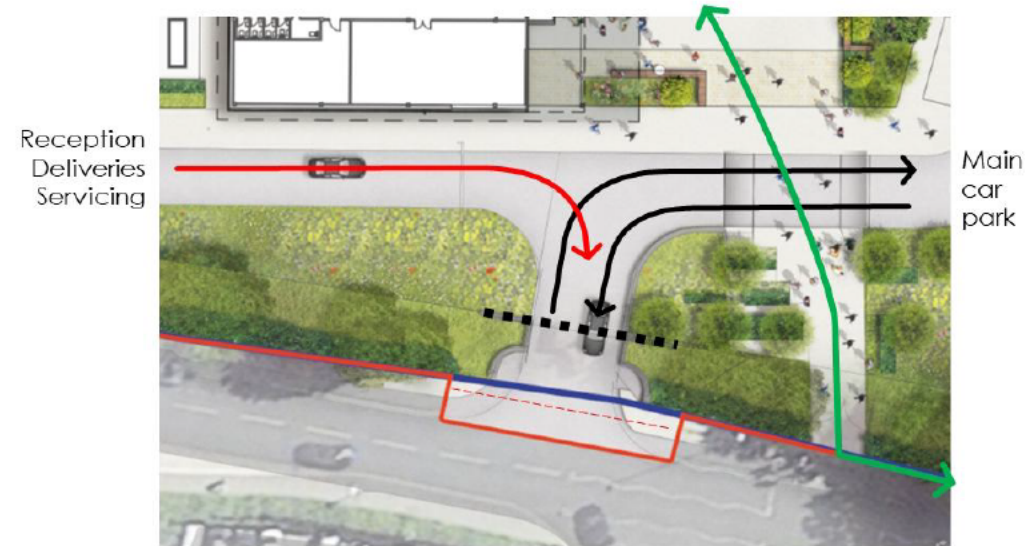
- Ensure an adequate level of car parking provision that meets the needs of the development;
- Manage who has access to the car park, including preventing parking by non-site users; and
- Ensure the car park remains accessible to all eligible users.

Proposed contents:

- Parking designation and management – setting out the different forms of parking for staff, students and visitors and how each will be managed
- Parking arrangements / controls including opening hours, permit system and monitoring
- Safety and security measures, lighting and noise management

Highways and parking

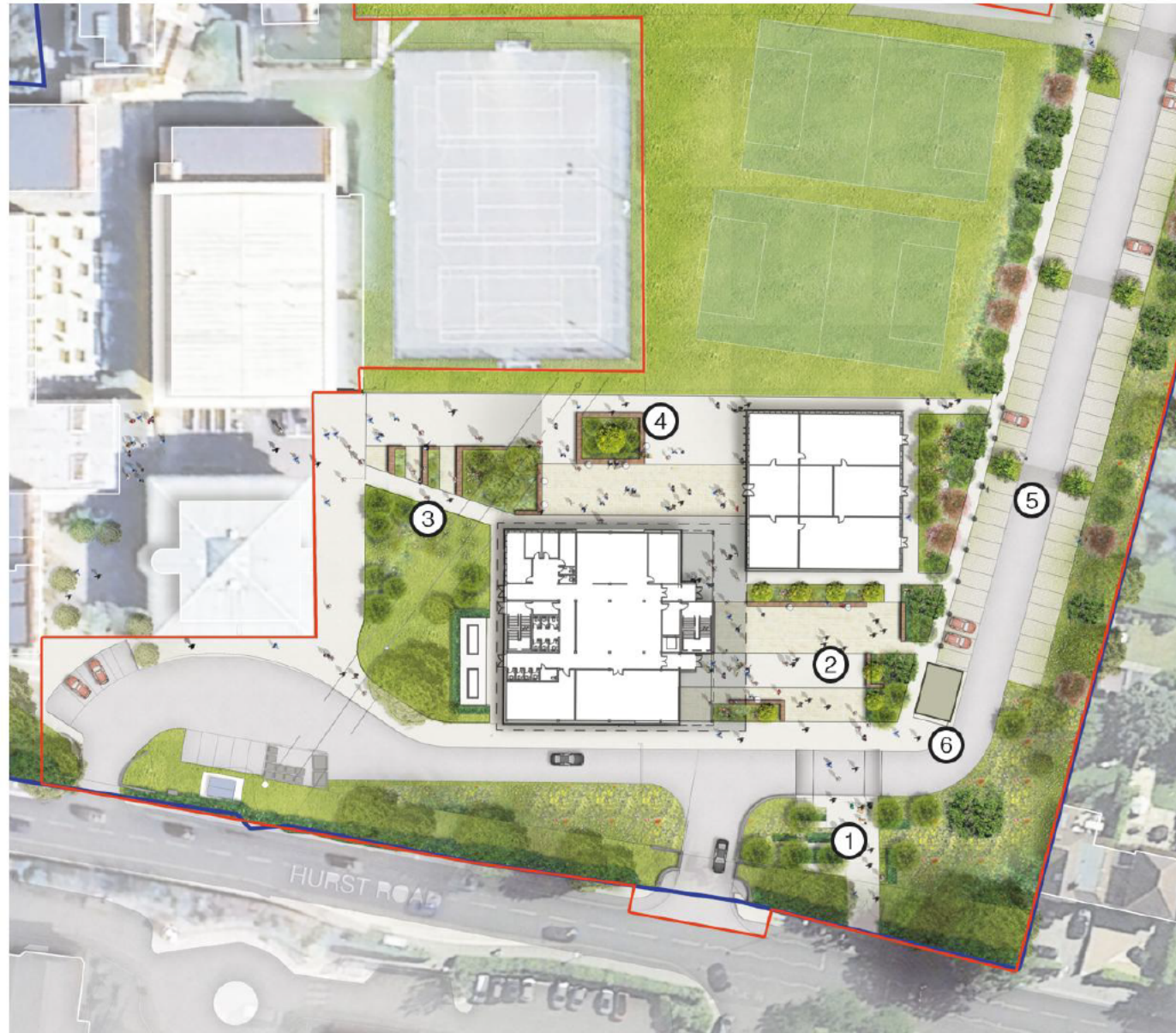
- Minor highways changes including a slight realignment for revised building positions and an adjustment to the pedestrian route through the public realm
- 144 spaces in the main car park with retained blue badge parking and an increase in cycle parking to 38 spaces



Refined widening / two-way working proposals (draft)



Landscape



1. Main Entrance



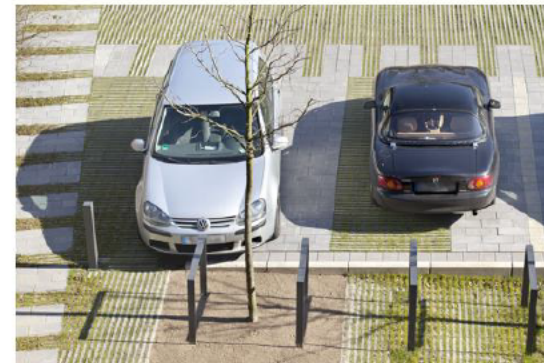
2. Arrival Plaza/ Linear Gardens



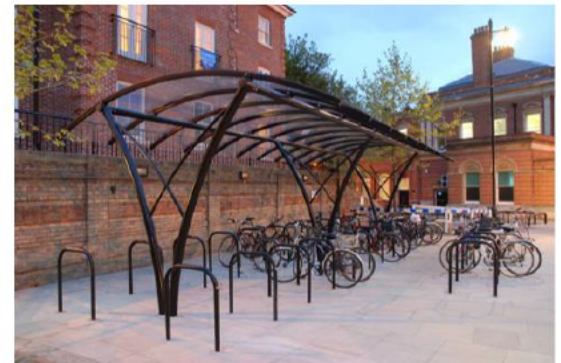
3. Threshold Garden with Existing trees



4. Future Hurst Quad with social seating deck



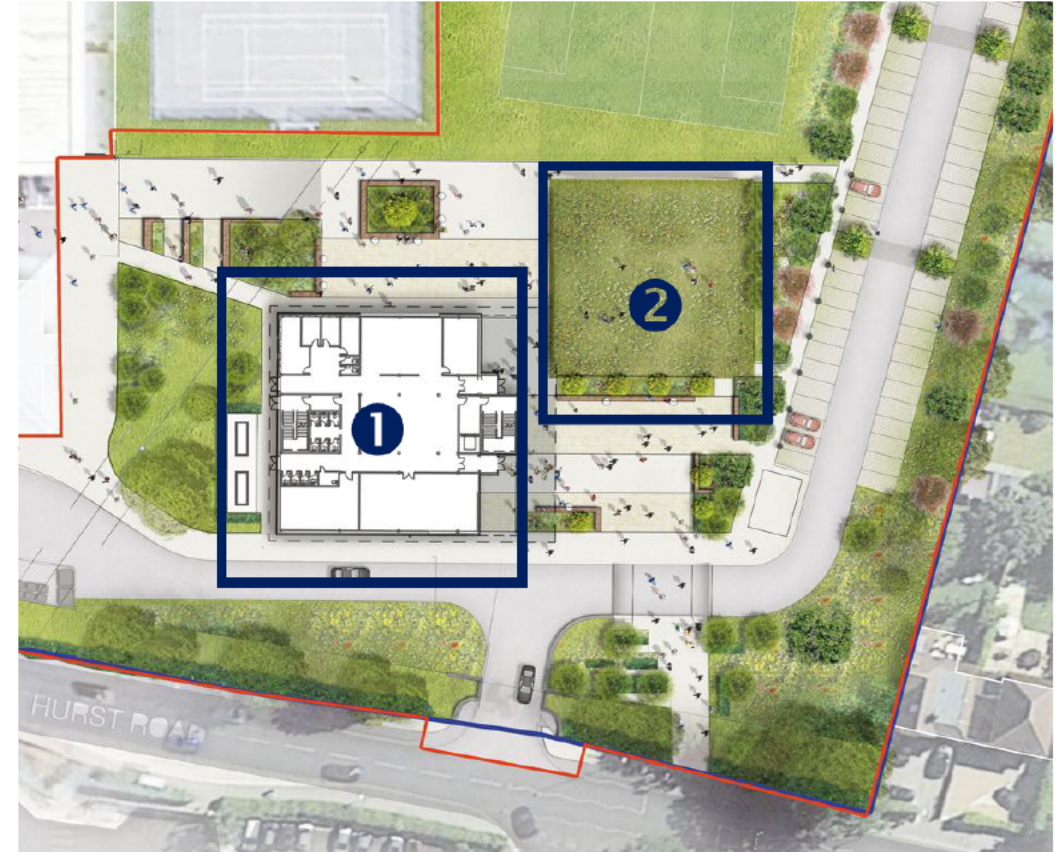
5. Parking Areas



6. Sheltered bicycle parking

Main works - phased planning consent

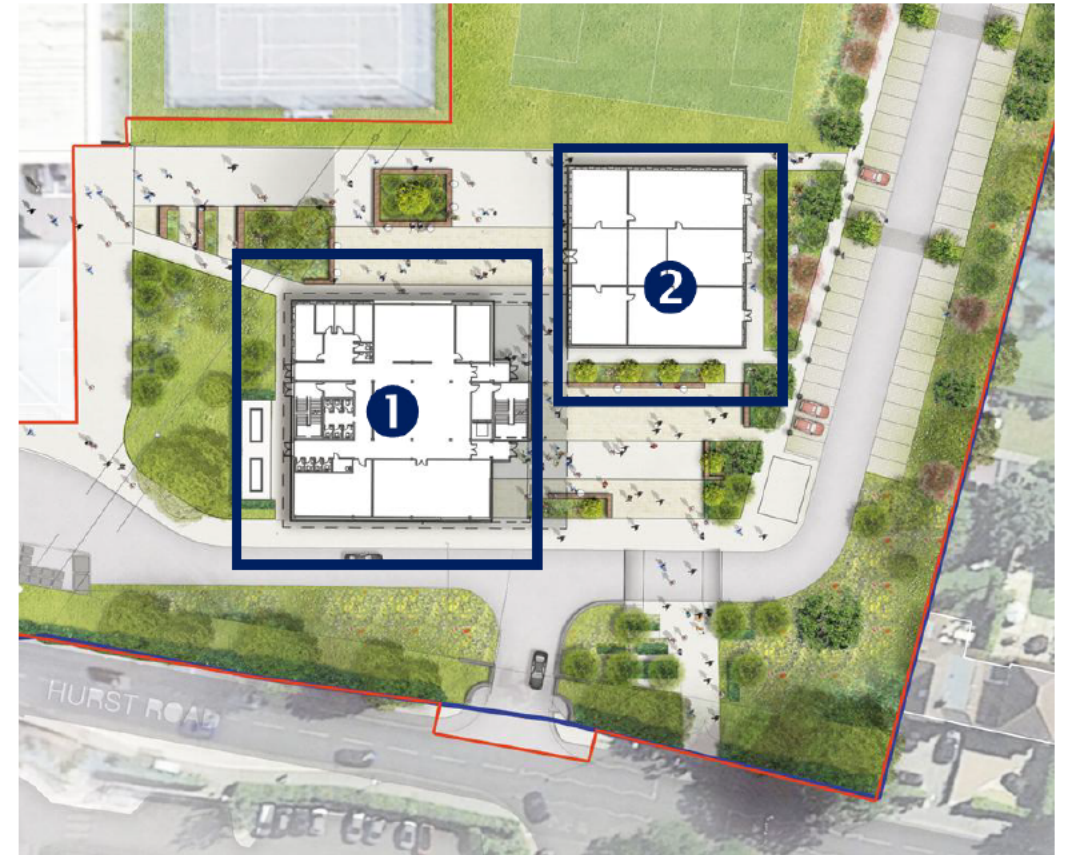
- One planning application, two phases – to be reflected in structure of consent and planning conditions
- Phase 1 to be acceptable on its own merits – access and circulation, building and landscape design, BNG
- Interim landscaping proposals ahead of Phase 2



Phase 1 with interim landscaping proposals

Main works - phased planning consent

- One planning application, two phases – to be reflected in structure of consent and planning conditions
- Phase 1 to be acceptable on its own merits – access and circulation, building and landscape design, BNG
- Interim landscaping proposals ahead of Phase 2



Phase 2 – completed project

Next steps

- Update key local stakeholders
- Prepare planning application
- Planning submission anticipated



Contact

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APPENDIX C

UPDATE BRIEFING PACK
SENT TO RESIDENTS
(JUNE 2026)

The College of Richard Collyer

New Technology Centre

Pre-Submission Engagement Update

June 2026

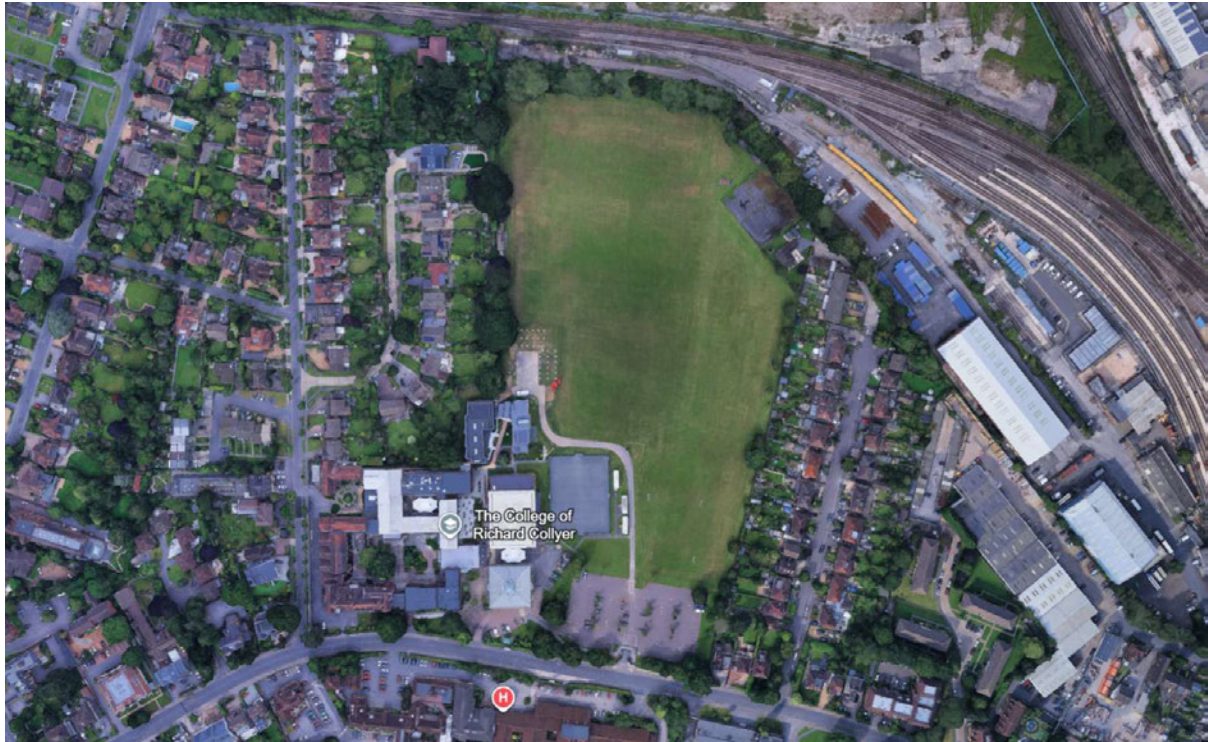


Figure 1: Site location, Hurst Road, Horsham.

Introduction

The College of Richard Collyer proposes to develop a new Technology Centre on its campus off Hurst Road, Horsham. This document has been prepared to update residents on the current status of the proposals ahead of the planning application being submitted to Horsham District Council this summer.

In August 2025, the project team carried out a programme of face-to-face engagement with residents on Hurst Avenue, and Hurst Road whose properties adjoin the college site. Those sessions gave residents the opportunity to ask questions and raise concerns about the proposals at an early stage. This document sets out the key themes raised through that engagement and explains how the College and its design team from BDP have responded and refined the scheme as a result.

We recognise that residents took time to provide constructive feedback in the hope of influencing the design and execution of the scheme, and we hope this document demonstrates that it has.

About the Consultation

Individual and small-group sessions were held with residents of Hurst Avenue and Hurst Road on 7 August and 13 August 2025. Residents living directly adjacent to the site, close to the site boundary, and along the wider stretch of Hurst Avenue were invited to share their views and ask questions of the project team.

More than 15 sessions took place across the two events. The feedback gathered has been carefully reviewed by the project team and has directly informed the development of the proposals described in this document.

The Existing Site

The College of Richard Collyer occupies a campus off Hurst Road in Horsham. The site is bounded by Hurst Avenue to the east, Richmond Road to the west, and Hurst Road to the south. The campus includes the Grade II listed Grammar School building, a range of modern teaching buildings, sports halls, playing fields and a Multi-Use Games Area (MUGA).

The proposed development will be in the southeastern part of the campus, on the existing car park adjacent to Hurst Avenue. The new building will replace this car park, with parking re-provided as part of the wider scheme.



Figure 2: Existing site layout. Blue line indicates ownership boundary; red line indicates application boundary.

The Proposals

The College proposes to build a new Technology Centre to support its STEM (Science, Technology, Engineering and Mathematics) curriculum. Following extensive pre-application discussions with Horsham District Council and considering the feedback from resident engagement, the scheme has been revised and refined into the proposals now being brought forward for planning approval.

A Phased Approach

Following design refinement and engagement with Horsham District Council planning officers, the College now intends to deliver the scheme in two phases.

Phase 1:

- Erection of a new three storey building
- Replacement car park comprising 144 spaces (7% reduction to existing)
- 40 new cycle spaces
- Reconfigured vehicular and pedestrian access
- Permanent landscaping proposals
- Interim landscaping proposals in the location of the Phase 2 building

Phase 2:

- Erection of a new single storey building
- Landscaped steps with connection to the roof of the Phase 2 building and first floor of the Phase 1 building

Both phases will be included within this planning application.



Figure 3: Phased site plan showing Phase 1 (left) and Phase 2 (right)



Figure 4: Proposed site plan, Phase 1



Figure 5: Proposed site plan, Phase 2

Building Design

The design has been developed to create a landmark entrance building for the College, drawing its character from the historic Grammar School buildings on campus without directly replicating them. The new building responds to the verticality and geometric detailing of the listed Grammar School building while using contemporary materials and construction methods suited to a STEM facility.

Key design features include:

- A generous cantilevered roof extending over the entrance area, creating a welcoming covered arrival space and casting light and shadow across the façade.
- Recessed, traditionally proportioned window bays that break up the massing and reference the Grammar School building.
- A central atrium that exposes structural elements and building services, contributing to the learning environment.
- Complementary ground-floor fenestration on both buildings, creating a coherent campus frontage.

The Phase 2 building, which sits closest to properties on Hurst Avenue, has been specifically designed with high-level windows on the elevation facing residents, limiting overlooking. A row of trees will soften this elevation.



Figure 6: Arrival Plaza View

Landscaping

The landscaping has been designed to complement the buildings and improve the setting of the campus, responding directly to feedback from residents. Key elements include:

- A more clearly defined pedestrian arrival plaza with a canopy, providing a welcoming entrance to the new building from Hurst Road.
- New tree planting and soft landscaping around the buildings, bringing the character of the surrounding green campus into the developed area.
- Interim landscaping in the Phase 2 footprint (during Phase 1), including meadow planting, perennials, shrubs, seating walls and moveable benches.
- Retained and supplemented tree planting along the Hurst Avenue boundary.
- A 1-metre-high chain-link fence screened on both sides by native hedgerow along the car park boundary.

Phase 1 – New Technology building & interim landscaping



Figure 8: Phase 1 Interim Landscaping Plan

Car Parking and Lighting

A reorganised car park will be provided to the east of the new buildings. Following an appraisal of two lighting options, 4-metre-high lighting columns have been selected. This is the only option that meets British Standard lighting guidance (BS EN 12464-1) and provides adequate illumination across both the car park and pedestrian routes. Shielded columns will limit light spill into neighbouring gardens to within accepted standards.

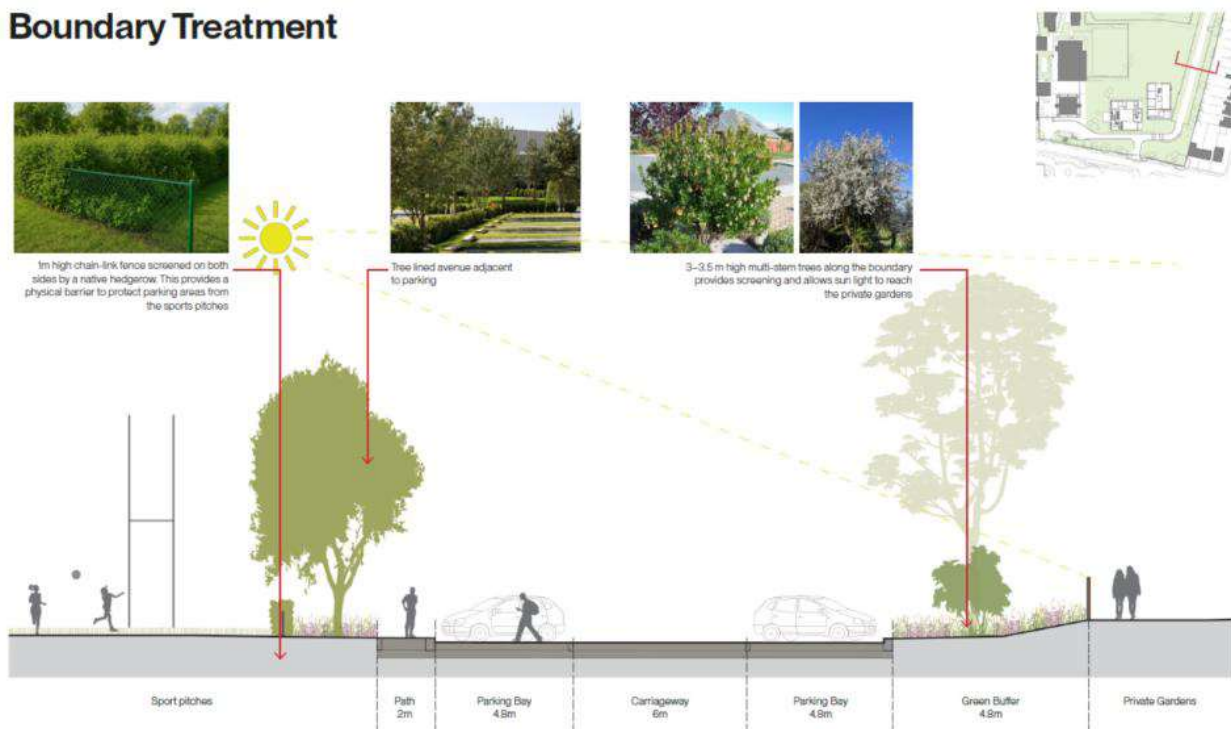


Figure 9: Car park visual

The existing boundary between residential gardens and the college site remains unchanged, with no alterations proposed to the current fence line or access arrangements. On the college side of this boundary, additional planting is proposed in the form of 3 to 3.5 metre high multi-stem trees and wildflower planting within a 4.8 metre green buffer. This species selection and height has been carefully considered to provide meaningful screening and visual interest while allowing sunlight to continue to reach private gardens.

A tree-lined avenue will be provided adjacent to the car park, with a 1-metre-high chain-link fence screened on both sides by a native hedgerow positioned between the car park and the sports pitches, providing a physical barrier to protect parked vehicles from activity on the playing fields.

Boundary Treatment



How Your Feedback Has Shaped the Scheme

The table below summarises the main concerns raised during the August 2025 engagement and the changes made to the scheme in response. Further detail on each theme follows in the next section.

Query Raised	How the Scheme Has Responded
Overlooking and proximity of the building to homes on Hurst Avenue	The Phase 2 building elevation facing Hurst Avenue has been redesigned with only above head-height windows, carefully sized and positioned to limit overlooking. A row of trees will soften this elevation.
Lighting - preference for low-level over tall columns	Both options were appraised. The 4m column option has been selected as the only solution that meets British Standard safety criteria for the car park, which is a requirement for educational buildings. Shields will limit light spill into neighbouring gardens.
Car park proximity to gardens, visual impact and security	The boundary treatment has been enhanced with a 1m chain-link fence screened on both sides by native hedgerow. Tree planting along the Hurst Avenue boundary is retained and supplemented.
Out-of-hours access and car park security	Car park management, gate operation and access controls outside college hours will be set out in the planning application documents.
Tall trees blocking light and views	The landscaping proposals use a mix of tree species and lower-level planting rather than a uniform tall screen, reflecting the mix of views expressed by residents.
Building scale and materials - preference for brick	The design references the Grammar School through recessed window bays and vertical articulation using contemporary materials. A full description of materials will be included in the Design and Access Statement.
Traffic, on-street parking and student behaviour	Additional on-site parking is intended to reduce pressure on surrounding streets. A Transport Assessment will be submitted with the application.
Future development and the College masterplan	This application covers only the proposals described in this document. Any future development would require a separate planning application with its own consultation process.
Construction disruption	A Construction Management Plan will be submitted with the application, covering working hours, noise mitigation, and a named resident contact throughout construction.

Detailed Response by Theme

A. Security and Safety

Security and safety were raised across nearly all engagement sessions. Specific concerns included: whether car park gates would be locked outside college hours; direct vehicular access to the rear of properties; fear of increased anti-social behaviour near homes; and the loss of residents' back garden access through the new car park area.

The existing boundary between residential gardens and the college playing fields is not proposed to change as part of this application; there are no proposals to alter the current fence line or access arrangements along this boundary. Residents who currently have gate access onto the playing fields will not be affected by the proposals in this regard.

In relation to the car park, a 1-metre-high chain-link fence screened on both sides by a native hedgerow will be provided between the car park and the adjacent playing field, protecting parked vehicles from activity on the pitch. Car park management will be set out in detail within the planning application documents.

B. Traffic, Transport and Parking

Traffic and parking on Hurst Avenue was the most frequently raised concern across the engagement sessions, reflecting existing pressures from student parking and drop-off activity. Residents requested on-site drop-off and pick-up zones, improved parking enforcement and action on students obstructing footways.

It is important to note that the proposed development does not result in an increase in the number of students or staff attending the College. The new Technology Building is designed to accommodate existing growth within the College's current population, and the application will therefore not give rise to additional traffic movements or parking demand beyond those already associated with the campus.

The scheme does result in a minor reduction in the total number of on-site parking spaces. However, the College car park is not generally available to students, and the reduction in spaces is not expected to have a material impact on on-street parking conditions in the surrounding area.

The College is committed to working with residents to address the wider concerns raised about student behaviour and parking on Hurst Avenue, and discussions are ongoing as to how this can best be taken forward outside of the planning process.

A Transport Assessment will be submitted with the application, addressing parking management and measures to manage student movement on and off the campus.

C. Car Park Design and Visual Impact

Residents raised concerns about why the car park was positioned adjacent to Hurst Avenue rather than elsewhere on the site, and about its proximity to gardens, operational hours, air and noise pollution, and vehicle speeds through a long car park. The location reflects the constraints of the wider campus and the need to preserve existing playing fields, but the following measures have been incorporated:

- A 1-metre-high chain-link fence screened on both sides by a native hedgerow will be provided between the car park and the adjacent playing field screened by native hedgerow on both sides along the residential boundary
- Retained and supplemented tree planting along the Hurst Road and Hurst Avenue frontage
- Lighting designed to meet British Standards while minimising light spill through shielded columns

A car parking management plan, including noise and lighting assessments, will be included in the application submission.

There are no proposals for vehicular access onto Hurst Avenue through the caretaker's cottage location.

D. Visual and Residential Impact of the New Building

Residents raised concerns about the proximity of the new building to homes, the potential for overlooking, and the height, scale and materials of the development. In response:

- The Phase 2 building elevation facing Hurst Avenue features only centrally positioned high-level windows, carefully proportioned to limit overlooking while providing adequate natural light
- A row of trees along the Hurst Avenue boundary will provide additional screening of this elevation
- Separation distances between the proposed building and the nearest residential properties were confirmed and shared with residents who specifically requested this information

On materials, the design draws reference from the Grammar School building through vertical articulation and geometric patterning, while using contemporary materials appropriate to a new STEM facility. The Design and Access Statement (DAS) will include types of materials to be used, with final details being secured by condition. The DAS will be submitted with the application.

E. Landscaping, Screening and Boundaries

Residents expressed a range of views on landscaping - some wanted substantial screening for privacy and security; others were concerned about tall trees blocking light and views. The common thread was a preference for sensitive, non-institutional planting over formal fencing. The landscaping proposals reflect this balance:

- Tree planting along the site boundaries retains and supplements the existing green character without introducing a uniform tall formal screen
- A mix of species and lower-level planting zones has been used, reflecting the range of views expressed

- Interim landscaping within the Phase 2 footprint during Phase 1 will include meadow planting, perennials, shrubs, seating walls and moveable benches - an informal and usable outdoor space
- Tree planting has been designed to not reduce daylight receipt and will have minimal impact on sunlight receipt in gardens due to the sunlight path running east-south-west. Planting has been designed to avoid uniform screening.

F. Construction Phase Disruption

Residents asked for defined timelines, noise mitigation and a named point of contact. A Construction Management Plan will be secured by condition, covering:

- Agreed working hours and restrictions on noisy activities
- Dust and noise mitigation measures
- Arrangements for construction traffic and deliveries
- A named point of contact for residents to raise concerns throughout the construction period

G. Future Development and the College Masterplan

Several residents expressed concern that this application was the start of wider or unchecked campus expansion, referencing the College's publicly available masterplan.

This planning application relates solely to the New Technology Building and its associated landscaping and car park. Any future proposals for the campus would require a separate planning application, subject to its own public consultation and determination by Horsham District Council.

H. Student Behaviour

Residents referenced ongoing issues including trespassing, noise, littering and students blocking footways, and expressed concern that an expanded college could worsen these issues. As noted above, the proposals do not result in an increase in student or staff numbers, and the application will not therefore give rise to additional pressure on the surrounding streets beyond that which already exists.

However, the design of the proposals does actively seek to address one of the specific concerns raised. The new pedestrian entrance on Hurst Road is intended to draw students arriving from the direction of Horsham station into the campus at an earlier point in their journey, providing an attractive and welcoming space to congregate within the college grounds rather than on the footways along Hurst Road. The arrival plaza and landscaped entrance environment have been designed with this in mind, and it is anticipated that this will have a positive effect on the pedestrian experience along Hurst Road for residents and other users.

The Transport Assessment submitted with the application sets out the measures the College already implements to encourage reduced car dependency among staff and students, and the commitments it is making to manage travel to and from the campus going forward.

I. The Consultation Process

Several residents expressed scepticism about whether the consultation was meaningful, describing it as a 'tick-box exercise' and questioning whether decisions had already been made.

Engagement at an early stage - before designs are finalised - is the most effective way to allow feedback to genuinely influence the outcome, which is why residents were approached in August 2025, ahead of the second and third pre-application meetings with Horsham District Council. This document has been prepared specifically to demonstrate the ways in which resident feedback has shaped the proposals.

The formal planning application will provide a further opportunity for residents to make representations, which Horsham District Council will be required to consider as part of its decision-making process.

What Happens Next

The planning application is expected to be submitted to Horsham District Council in summer 2026. Once submitted, it will be publicly available to view on the Council's online planning portal, and all residents will have the formal opportunity to submit representations. Horsham District Council will notify nearby residents directly when the application is received.

If you have any questions about the proposals ahead of submission, please do not hesitate to get in touch:

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