From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 June 2025 18:32:20 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0761
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 26/06/2025 6:32 PM.

Application Summary

Address:	39 Carfax Horsham West Sussex RH12 1EQ
Proposal:	Erection of a two storey building for B2/B8 Use (General industrial/Storage or distribution).
Case Officer:	Hannah Darley

Click for further information

Customer Details

Address:	42 Carfax Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise
Comments:	I am writing to object to this development proposal due to: 1) Over development of a tight constrained remnant pocket of land with no uninterrupted access to conduct ingress and egress of materials for construction, collection of the industrial trade waste

and affluent.

2) Loss of light/overshadowing/overlooking into windows for buildings 40-52 Carfax and the general amenity of views/heritage asset aspects and reduction in access to direct light for listed buildings including 42 carfax.

3) No clear evacuation plans for emergency or fire without affecting surrounding businesses.

4) No clear space available for the construction work that wouldn't interfere with existing businesses operations.

5) No construction management plan detailing how to avoid potential damage to adjoining listed buildings.

6) B2/B8 designation builds could involve noise that would be harmful to the surrounding businesses and apartments.

7) Proposal is poorly accessible and is not well-connected to the existing defined frontage - policy 13

8) No parking or unloading designations for storage and distribution use - policy 41

9) B2 General industrial use is not suitable for residential areas and there are apartments in the adjacent buildings.

10) B2/B8 use could involve noises that would be detrimental to the surrounding businesses and apartments.

11) Hours of opening are listed as being irrelevant, considered incompatible with adjoining residential use.

12) Proposal states would not increase number of employees despite being within the primary employment centre, so no commercial benefit to the town centre.

13) Proposal would offer no improvement to the character, quality, or function of the town centre - policy 13.

14) Non-retail use (Class E) in the primary centre - policy 12

15) Poorly designed structure in the primary retail centre, without consideration for nearby structures aesthetics ie-no matching design ques, features or materials including bland unmatched bricks, white uPvc windows vs the immediately adjacent sash windows and flat roof on the main structure - policy 12 and Horsham Conservation Area Appraisal.

16) No water or foul drainage plan in place or room for drainage structures.

17) Lack of adequate separation between the proposed structure and listed buildings ie- 42 and 42A carfax.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council