

From: Planning@horsham.gov.uk
Sent: 02 September 2026 08:50
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 02/09/2026 8:49 AM.

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

Address:	19 Hurst Avenue Horsham West Sussex
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Privacy Light and Noise
Comments:	COMMENTS TO THE PLANNING DEPARTMENT ON COLLYER'S PLANNING APPLICATION Concerns regarding car park and management plan; specifically: security, privacy, light/noise/air pollution and positioning of car park so close to our boundary. We wish to register our objections to aspects of the proposed car park on the site of Richard Collyer's Sixth Form College on Hurst Road, Horsham. Our home borders the college grounds and, as a result, we have significant concerns regarding the impact of the proposed works/development in respect of security, privacy, light/noise/air pollution, as follows: 1. SECURITY:

The proposal appears silent on the security to be afforded to residents whose homes border the college's premises. At the moment, anyone accessing the field and potentially the back gardens of properties on Hurst Avenue, is clearly visible but with a car park, a number of pedestrians, etc, this would make it very easy for someone to gain access almost unnoticed. Furthermore, whilst the college has honoured residents' access to the field through garden gates, this was recently challenged by a college security guard (we presume). The security guard was positioned behind the buildings adjacent to our gardens - would it not make more sense for the guard to be positioned at the entrance to the site along Hurst Road knowing permission has been granted for the continued use by Hurst Avenue residents.

We believe that the college gates should be shut at all times with access via an access code or identity cards already in operation for students and staff.

We also believe that there would be a complete loss of privacy at the front and rear of our property as a result of the proposed proximity of the parking to our boundary line.

The proposed Car Park Management Plan (4.3.1) does not appear to cover out of hours and we believe that this should be included and closely monitored/controlled.

2. POLLUTION:

Lighting (5.5):

Having been reassured that there would only be low level lighting in the car park area; we are now told that the lighting will be 4 meters high but with a back shield to limit light spill. In 5.2.2, the Application mentions 'presence detection' which we believe would be far more effective in respect of security for car park users and residents. We live predominantly at the rear of our home as a result of my husband's health issues and the high pollutions levels from a busy Avenue; we shall now have this issue at the rear of our home together with bright lights until 9.45pm.

We believe that any approval should stipulate operating hours, control to be exercised and future management so as not to adversely affect the enjoyment of our home and garden.

Noise (5.6.1):

The Noise Statement Paper states that there will be no increased noise as a result of relocating the existing parking provisions - at present the car park backs onto the first house in the Avenue and runs adjacent to Hurst Road. The proposed parking will run the length of the back gardens of Hurst Avenue, with a two-way road, turning circle at the end and parking either side. We fail to see how this can be comparable to the existing noise and pollution levels for residents. We feel this needs to be properly investigated with reliable monitoring and data rather than reliance on computer generated modelling. The annual open evening creates a significant level of noise (cars and people), light and exhaust fumes with vehicles parking at the location where the car park is to be sited.

We believe there is an argument for students to use the park and ride facilities to reduce the volume of traffic coming into the town and perhaps the College's mini-buses could be utilised for this purpose.

Furthermore, if there is to be a two-way road into the college with a turning circle at the end; then parents should be instructed to drop their children off using this provision rather than the existing practice of obstructing the police train station/hospital/old fire station entrance and specifically Hurst Avenue, making it almost impossible for residents to access Hurst Road during commuting hours.

It is proposed to increase the number of cycle spaces but would this space not be better utilised for parking if park and ride is not deemed appropriate as it is apparent that very few students/teachers actually cycle to college.

Does the access site need to be on Hurst Road which is already an arterial road through

Horsham, giving access to the station, post office, hospital, law courts, leisure centre/swimming pool, new special needs school, a 'hotel style' residential care home, council vehicle repair depot, youth centre, care home, police station, and QEII college, all within c200 metres along Hurst Road?

If sufficient shade/cover is provided, we do not understand why benches need to be moveable and could lead to benches being placed close to the boundaries of our homes further increasing noise pollution, potential littering and raising concerns about allowing our [REDACTED] and pets open access to our gardens and potential anti-social behaviour from students. We believe these should be secured in place and not moveable.

Construction disruption - we would like reassurances that the construction workers hours will be reasonable, again to avoid any detriment to our enjoyment of our home and garden.

Conclusion

We have lived in Hurst Avenue for 30+ years and have always appreciated the benefit of backing onto the College's sports fields. We have no desire to stand in the way of progress, the developing needs and limitations of the College buildings, but we respectfully request that concerns are acknowledged and considered and parameters put in place to protect local residents in light of the wider development of Hurst Road. The college attracts students from far afield and therefore is not predominantly serving the local community. The local community should not, therefore, suffer a detriment as a result of the college's plans. The consultation process undertaken last year did not appear to us to be meaningful but a mere box ticking exercise to show a level of due diligence prior to submission of the planning application and, so, we sincerely hope that the Council will give due consideration to local residents' concerns.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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