From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 June 2025 16:51:57 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 25/06/2025 4:51 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:	51 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:	This application represents a potentially dangerous over-development of a barely accessible site for the following reasons: 1) The singular access to the site is down a long, multi-storey high, brick walled alleyway, with a narrow width of 0.9m.

2) This pedestrian only access means vehicles required for deliveries during construction or ongoing planned Industrial use would have to use town centre loading bays, which are at times already at capacity. Vehicles seeking easier access have been witnessed choosing to use the nearby bus lane, which can block busses or make cars perform dangerous overtaking manoeuvres.
3) Anybody working on this site, either during or after the construction phase, would have no means of escape from fire if this constrained narrow access-way was blocked at any point. This access-way is the secondary means of escape for the existing buildings in this location, who also have frontages as a means of escape, something anyone stuck in the middle of the island of buildings wouldn't have.
4) Construction or planned use at the site may impede this narrow secondary means of escape for the surrounding buildings.
5) There are 3x Grade II Listed Buildings immediately adjacent within this central island of the Carfax (numbers 36, 42 and 42a), which have not been considered at all in the application. The proposed design is certainly not in keeping.
6) B2 General Industrial use is not wholly suitable for residential areas and there are flats in the surrounding buildings.
7) There would be a loss of light/overshadowing for numbers 40-52 Carfax.
8) There is no space available for the construction work anywhere in the vicinity of the site, which would not interrupt the surrounding existing businesses.

These constraints do not appear to have been considered at all in the planning statement, which also contains critical errors, such as referencing a site "....to the north of main route of Hole Street. Neighbour buildings, comprising residential dwellings and stables....." in section 2.1 on page 4. This clearly does not relate to this site, or indeed anywhere in Horsham.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council

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