Horsham Denne Neighbourhood Council
CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	39 Carfax, Horsham
PROPOSAL:	Erection of a two storey building for B2/B8 Use (General industrial/Storage or distribution).
REFERENCE:	DC/25/0761
RECOMMENDATION:	Objection
SUMMARY OF COMMENTS & RECOMMENDATION: Objection – see main comments on page 2.	

MAIN COMMENTS:

Horsham Denne NC considers there is insufficient information provided and has the following comments and queries:

1) The planning portal shows a Planning Statement dated 08/05/25 and a Planning & Heritage Statement; these documents seem to be identical, please clarify if there are any differences.

2) Both documents refer to Hole Street, a location which does not exist in this area.

2.1 The site comprises an area of land located to the rear of the buildings within the centre of the Carfax. The site lies to the north of main route of Hole Street. Neighbour buildings, comprising residential dwellings and stables are located to the north and west of the site. The proposal would only utilise the southern part of the site.

3)The applicant's address is stated as 39 Carfax but the building appears to have several occupants. HDNC would like to know if the applicant is involved with any of the existing businesses at this address.

4) Who owns the land behind 39 Carfax and is ownership shared?

5) This building would take up a large area of the yard space which appears to serve a significant number of buildings

6) Will there be public and vehicle access to the proposed building?

7) The application description states the proposed building will be for general industrial/storage use. The Planning Statement 6.8 states "The proposal seeks to create a two storey with a unit on each floor location".
HDNC would like more specific information on what type of businesses will occupy the building and what products will be stored in it.

8) The floor plans show a completely empty space: will any utility services or facilities be required?

9) There is no consideration for the storage and collection of waste

10) It is not possible to know if the proposed building will cause loss of light /overshadowing for the surrounding buildings which may contain residential properties

Therefore, HDNC **objects** until we receive satisfactory answers to our queries. If the Case Officer is minded to permit the application we ask that it go to committee and we would wish to speak.

ANY RECOMMENDED CONDITIONS: See main comments	
NAME:	
DATE:	24.6.25