

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 August 2026 17:33:24 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1048
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 31/08/2026 5:33 PM.

Application Summary

Address:	Greenway Academy Greenway Horsham West Sussex RH12 2JS
Proposal:	Variation of Conditions 1, 3, 4, 5, 6, 9, 20 and 23 to previously approved application DC/22/1954 (Demolition of existing school buildings and the construction of a new part two storey, part single storey teaching block with external play areas, canopy, photovoltaic panels and landscaping) relating to amended plans and pre-commencement conditions.
Case Officer:	Sam Whitehouse

[Click for further information](#)

Customer Details

Address: 59 Greenway Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Overdevelopment - Privacy Light and Noise
Comments:	The revised design has an increased volumetric mass and footprint than the consented design and now includes an industrial steel chimney, which protrudes above the roof. It also appears to

be higher, despite claims to the contrary at the public consultation, than the previously consented building. The increased footprint also means that it is now closer to the houses in Greenway than was previously the case.

The building will also be constructed in an entirely different manner to that previously consented.

The revised colour palette is not in keeping with the approved, sympathetic natural palette. The dark-upper clad storey serves to visually exaggerate the building's mass, will be clearly visible during the winter months and does not fit in with the surrounding area.

The location of the kitchen and chimney will expose residents along Greenway to smells.

At present the noise from the school is minimal and no plant noise emissions are audible. Likewise, there is limited noise from the school playground as it is currently shielded by the existing school building.

According to the revised plans, plant equipment will be at rooftop level and plant noise emissions will be audible day and night, even with mitigation measures in place. Due to the location of play areas and lack of shielding, all residents in the vicinity of the school will experience increased noise levels during school hours and potentially outside of these hours if the school is used as a community space.

The solar panels appear to face and be angled towards the houses in Greenway. Given that the sun will be directly behind the houses, this may create visible glare (particularly in the summer months) for the houses directly opposite and in particular those (55, 57, and 59) with loft conversions. It also means that the solar panels and plant equipment will be visible and therefore, it is requested that the surrounds are of sufficient height to prevent glare and to obscure the equipment on the roof.

The inclusion and location of external security lighting along the north elevation, including on the access to the roof, will adversely affect the houses in Greenway. If not suitably shielded and angled, they will shine directly on the houses and potentially into bedroom windows. During the winter, when there will be no tree foliage to shield the building, which potentially means having lights shining on the houses for the majority of the day. This is a particular issue if LED lights are used.

The use of the school as a community asset will only serve to increase the loss of amenity to residents.

Kind regards

Telephone:

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