

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 29 August 2026 17:20:55 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1197
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 29/08/2026 5:20 PM.

Application Summary

Address:	St Marks Court Chart Way Horsham West Sussex RH12 1XL
Proposal:	Prior Approval for the Change of Use of the existing Class E building into 195 residential dwellings comprising 58no. 1 bedroom (1 person), 115no. 1 bedroom (2 person), 12no. 2 bedroom (3 person) and 10no. 2 bedroom (4 person) units.
Case Officer:	Robert Hermitage

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Customer Details

Address: Flat 19 Linden House Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking
Comments:	I am writing to submit my formal representation regarding the prior approval application DC/26/1197 for the conversion of St Marks Court into 195 residential units. I wish to register my Objection based strictly on the material planning conditions defined under Class MA, Part 3, Schedule 2 of the General Permitted Development Order.

I request that Horsham District Council scrutinizes the following key areas before determining prior approval:

1. Transport and Highway Impacts

Traffic Generation: The introduction of 195 residential dwellings will create distinct traffic flow patterns compared to its previous office use. The impacts on peak hour congestion around Chart Way and Albion Way must be fully assessed.

Parking Allocation: The proposal retains the existing 108 basement car parking spaces. For a development yielding up to 340+ occupants, this represents a notable deficit in parking. This risk could cause overspill into neighbouring central town roads or the station parking corridors.

Cycle Infrastructure: While the inclusion of 100 cycle stands is welcomed, it falls short of standard sustainability guidelines for 195 separate households.

2. Contamination Risks on the Site

Given the age, extensive scale, and historical commercial maintenance of the property, a comprehensive land contamination assessment must guarantee that the basement infrastructure and building fabrics are completely safe for permanent human habitation.

3. Flooding Risks

The council must verify that the localized drainage systems and basement car park have adequate resilience to withstand surface water flooding, ensuring the massive increase in foul sewage load does not compromise the local utility network.

4. Impacts of Noise on Intended Occupants

St Marks Court sits adjacent to major arterial town centre routes, including Albion Way. A robust acoustic assessment is required to ensure that future residents are adequately insulated against ambient traffic noise and commercial activity from the adjacent town centre premises.

5. Provision of Adequate Natural Light

With 58 single-occupancy and 115 double-occupancy one-bedroom configurations, the deep commercial floor plates of the building present a challenge. The Council must carefully audit the internal floor layouts to confirm that every habitable room—especially those deep inside the wings—benefits from compliant levels of natural light.

Conclusion

For the reasons outlined above, I urge the Planning Committee to ensure that the developers strictly meet all Prior Approval criteria before any permission is granted.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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