



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	11 Market Square Horsham West Sussex RH12 1EU
DESCRIPTION:	Redesign and change of use from commercial to 1no. dwellinghouse, replacement of windows and doors and making good external finishes. (Full Application).
REFERENCE:	DC/25/2014
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal

SUMMARY OF COMMENTS & RECOMMENDATION:

Horsham District Council raises an objection to the proposed change of use of 11 Market Square from commercial to residential.

MAIN COMMENTS:

The application site sits within Horsham town centre, where commercial premises play a critical role in sustaining footfall, supporting linked trips, and maintaining the overall vitality and viability of the centre. The permanent loss of active commercial floorspace in this highly visible and accessible location would undermine the economic function of Market Square and weaken the diversity of town centre uses.

While it is acknowledged that other town centre properties have, in some cases, been permitted to change to residential use, the Enterprise Team is concerned about the cumulative impact of such changes. Incremental losses of commercial space, when considered collectively rather than in isolation, risk eroding the critical mass of businesses necessary to sustain a successful and vibrant town centre. Over time, this can reduce footfall, diminish consumer choice, and weaken the resilience of remaining businesses.

From an economic development perspective, the Enterprise Team therefore cannot support proposals that result in the further net loss of commercial floorspace within the town centre, particularly where no clear evidence that the space is no longer suitable or viable for commercial use.

For these reasons, the proposal is considered contrary to the objective of maintaining and strengthening the vitality and viability of Horsham town centre, and the Enterprise Team objects to the application accordingly.

"Please note these comments are provided on a without prejudice basis to development management's wider consideration of all relevant planning policy and material planning considerations. These comments are not a formal indication that planning permission will be forthcoming and the advice does not bind Horsham District Council to a final recommendation on any planning application."

ANY RECOMMENDED CONDITIONS:

NAME:	Julie Cavallo
DEPARTMENT:	Enterprise (Economic Development)
DATE:	21.01.26