



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	24 Carfax Horsham West Sussex RH12 1EB
DESCRIPTION:	Change of Use from Finance and Professional Services (Use Class E) to 2no. Apartments (Use Class C3) at the first, second and third floors with Class E use at ground floor level.
REFERENCE:	DC/25/0905
RECOMMENDATION:	Advice / No Objection / Objection / <u>More Information</u> / Modification / Refusal

SUMMARY OF COMMENTS & RECOMMENDATION:

Enterprise Horsham (Economic Development) request more information.

MAIN COMMENTS:

Economic Development raises a concern regarding the potential loss of commercial use at this site. The retention of commercial floorspace is essential to supporting new and growing businesses, in line with *Horsham District's Economic Strategy*, which emphasises the importance of sustaining a diverse and thriving local economy.

The provision of flexible and affordable commercial space directly supports Enterprise Horsham's guiding principle of **Nurturing Business Development**, which aims to build local business resilience, improve productivity, and increase opportunities for local employment. The permanent loss of commercial units risks undermining these strategic aims, particularly at a time when the need for accessible business premises remains high.

No marketing evidence has been submitted to demonstrate that the unit has been adequately advertised for commercial use prior to seeking a change of use. Without such evidence, it is not possible to assess whether there is an ongoing market demand for the space or whether its release from employment use is justified.

Therefore, **Enterprise Horsham objects to the proposal in its current form** and requests the submission of a robust marketing assessment. This will ensure that any decision on change of use is informed, proportionate, and aligned with the District's broader economic priorities

ANY RECOMMENDED CONDITIONS:

NAME:	Julie Cavallo
DEPARTMENT:	Enterprise (Economic Development)
DATE:	15.07.25