

Wimblehurst Road Residents Association

c/o Chandos House,
14 Wimblehurst Road,
Horsham,
West Sussex RH12 2ED

Horsham District Council Planning,
Albery House,
Springfield Road,
Horsham,
West Sussex RH12 2GB

2nd April 2026

Dear HDC Planning,

Reference:

Planning Application DC/26/0347 Wimblehurst Hotel, 6 Wimblehurst Road,
Horsham RH12 2EO

I am contacting you on behalf of Wimblehurst Road Residents Association with regard to Planning Application DC/26/0347 which has been submitted to HDC Planning for the 18 month temporary change of use of Wimblehurst Hotel into a 14 bedroom House of Multiple Occupancy (HMO).

It is noted that the Wimblehurst Hotel is now under the ownership of Ashtonleigh Care Homes Ltd. This company owns Ashtonleigh Care Home, which is next door to Wimblehurst Hotel, and also Ashton Grange Care Home in Richmond Road, all of which are in the Richmond Road Conservation Area.

Planning Application DC/26/0347 is sought for the temporary use of 18 months for the Wimblehurst Hotel building to be used as a 14 bedroom HMO and for it to be used by the staff of Ashtonleigh Care Homes Ltd.

It has also been noted that it is the future intention of the Applicant after the 18 month temporary use period to make a separate planning application to create a larger care home by extension across sites of both the Wimblehurst Hotel and Ashtonleigh Care Home.

The following issues have not been clarified within the application documents for DC/26/0347:-

-1) Internal structural changes to the Wimblehurst Hotel building will create 14 bedrooms with ensuite showering facilities. However, it is noted that there is only one internal communal living space and only one kitchen.

It is questionable whether this meets current HMO regulations given the number of occupants.

-2) If permission was to be granted for the Wimblehurst Hotel to become a temporary HMO we are of the opinion that as part of the permission there should be a legal agreement with the owner and care home staff so that the building cannot be used for public letting. We request more information regarding this.

-3) We are of the opinion that it should also be part of the rental agreement that occupants living in the HMO wishing to use outside space should do so at the rear of the building, not at the front of the building.

-4) Any washing left outside for drying should also be left at the rear of the building.

-5) As the property is situated in the Richmond Road Conservation Area there should be no external changes to the Wimblehurst Hotel building and the frontage of the building should be regularly swept and well maintained.

Until we receive further information that the criteria as listed above is adhered to Wimblehurst Road Residents Association **object** to Wimblehurst Hotel becoming a temporary HMO for an 18 month period for use of staff of Ashtonleigh Care Home Ltd.

Also to be noted, in the application form submitted by DMH Stallard on behalf of the Applicant dated 25/02/2026 it is stated that the area surrounding the sites of Wimblehurst Hotel and Ashtonleigh Care Home is predominantly made up of similar large detached Edwardian properties which have generally been converted into other uses such as nursing homes, hotels and B&B accommodation. This is totally incorrect. All properties within this location are under private residential ownership.

Going forward, if Ashtonleigh Care Home Ltd wish to pursue the possibility of extending Wimblehurst Hotel to create a larger care home across this site and the site of the neighbouring Ashtonleigh Care Home it is vitally important that sufficient notification and consultation is undertaken with local residents and that due public consultation should be done by both HDC and Ashtonleigh Care Homes Ltd.

Given the granting of permission for 450 housing units in the Former Novartis Site at the top of Wimblehurst Road the local infrastructure and highways are going to be even more greatly impacted upon. Already when delivery vehicles stop at Ashtonleigh Care Home traffic in Wimblehurst Road is badly effected and this makes it extremely difficult for residents in the locality to drive safely out of their drives.

Kind regards,

,
Chair, Wimblehurst Road Residents Association.

