

From: Planning@horsham.gov.uk
Sent: 12 May 2026 16:43
To: Planning
Subject: Comments for Planning Application DC/26/0527

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 12/05/2026 4:42 PM.

Application Summary

Address:	Unit 1 Thornhill Court Billingshurst Road Coolham Horsham West Sussex RH13 8QN
Proposal:	Variation of condition 4 of previously approved application reference DC/15/0935 (Variation of condition 3 of DC/07/1220 Change of Use of unit 1 from B1 and B8 to B1, B2 and B8 DC/07/1220) to allow for extended operating hours.
Case Officer:	Shazia Penne

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Customer Details

Address:	Thornhill Stables Billingshurst Road Coolham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise
Comments:	Objection to Planning Application - Thornhill Court I am a resident at Thornhill Stables, living just 53 metres from Thornhill Court and directly opposite Unit 2B. Since moving here in March 2019, I have witnessed a dramatic and deeply troubling decline in the quality of life for myself and my neighbours, directly attributable to changes at Thornhill Court following its sale to D Keegan. Loss of Community and Amenity Under the previous owner, [REDACTED], Thornhill Court operated harmoniously with local tenants. There was mutual respect, regular communication, and a genuine sense of community. This has been utterly destroyed by the new ownership. The steep rent increases forced out the majority of tenants, leaving the estate largely empty and the area in decline. The

vibrant, integrated community we once enjoyed has vanished, replaced by uncertainty, disruption, and distress.

Unacceptable Disturbance and Safety Risks

Since the change in ownership, permitted operating hours have been routinely breached. Articulated lorries now arrive as early as 4:30am and regularly before 7am, shattering the peace and making residents feel unsafe in their own homes. This is not a minor inconvenience - it is a fundamental erosion of our right to quiet enjoyment and personal safety. The tragic death of my dog, killed by a lorry at 7:20am, is a stark and painful example of the dangers now present¹.

We are three residential properties, home to families with children, dogs, and horses. These are not business premises; they are our homes. The proposal to extend operating hours would devastate our ability to enjoy the countryside setting, especially during evenings and weekends. This is not just an inconvenience - it is an unacceptable intrusion into our lives.

Access and Traffic Hazards

The site's access to Billingshurst Road (A272) is already hazardous, with limited visibility and a single-track road lacking pavements and lighting. Increasing traffic, especially at weekends and during winter months, would significantly heighten the risk to residents. The proposal utterly fails to address these serious safety concerns.

Commercial Viability and Misleading Claims

The applicant's claim that restricted operating hours are the main reason for vacancies at Thornhill Court is demonstrably false. Thornhill Works, just metres away, remains fully occupied despite similar operating hours. The real issue is unaffordable rents and onerous lease terms, which have driven tenants away. The suggestion that extended hours would solve these problems is misleading and unsupported by evidence.

Unsuitability for Increased Public Use

The site is fundamentally unsuitable for increased public traffic. Prospective tenants requiring extended hours, such as gyms or soft-play centres, would bring a level of public access and disturbance that is wholly incompatible with the residential nature of the area and the limitations of the private road.

Noise and Amenity Impact

The applicant's noise survey is inadequate, based on a single day at a half-empty estate. Residents have endured persistent and disruptive noise over an extended period, particularly from heavy lorries. The assertion that residential properties would not be impacted is simply not credible. The proximity of Unit 1 to Thornhill Farm and Thornhill Stables means any increase in operating hours will have a direct and severe impact on our amenities.

Traffic and Delivery Disruption

Current tenants have operated happily within existing hours for 25 years. The claim that traffic volumes would not increase is unsubstantiated. In reality, distributors and suppliers already arrive before 7am, and this would worsen if hours are extended. Residents are already inconvenienced by couriers unable to access Thornhill Court, and this practice would escalate.

Summary of Objection

- There is no evidence that operating hours are the main cause of vacancies; unaffordable rents and harsh lease terms are the real issue.
- Thornhill Court was commercially viable before the sale, and Thornhill Works remains viable under the same operating restrictions.
- Unit 1's proximity to residential properties would directly and severely impact our amenities.
- Most commercial units with extended hours do not co-exist with homes just 53 metres away, especially in the countryside where noise travels further.
- The noise survey is inadequate and does not reflect the daily reality for residents.
- The needs of three families, who call this place home, must be respected. The previous owner ensured harmony; the current situation is intolerable.
- Existing operating hours are already being breached, with no enforcement by the owner, further eroding our quality of life.

For all these reasons, I strongly and unequivocally object to the current planning application.

The proposal would irreparably harm the amenity, safety, and wellbeing of local residents, and should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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