

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 June 2026 07:13:00 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0784
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 08/06/2026 7:12 AM.

Application Summary

Address: 1 Woodcot New Road Billingshurst West Sussex RH14 9DS

Proposal: Change of use from dwellinghouse (Class C3) to veterinary practice (Class E).

Case Officer: Jacques Burrowes

[Click for further information](#)

Customer Details

Address: South Lodge, Summersplace New Road Billingshurst

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Other
- Privacy Light and Noise
- Trees and Landscaping

Comments: DC/26/0784 - 1 Woodcot, New Road, Billingshurst- Objection

Please find below my objection to this application. I live close to the site on New Road, and the proposed commercial use would

materially harm the residential and rural character of the area.

The site lies outside the Built-Up Area Boundary, so HDPF Policy 26 applies. The proposal is not essential to a countryside location and represents unjustified commercialisation of a rural dwelling.

The Public Health & Licensing consultation confirms the proposal is only acceptable if strict conditions are imposed (office-only use, no animals, no drop-in clients, no weekend/evening working, no external plant or lighting). 'No' equals a totality, not a minimal behaviour. These conditions demonstrate that the use carries significant amenity and environmental risks, directly engaging HDPF 33 and NPPF 130(f).

The application provides no noise assessment, no lighting assessment, no waste plan, no upgraded drainage details and no operational management plan, contrary to HDPF 32 and NPPF 119-120.

By necessity the proposal also involves clinical waste with potential radioactive diagnostic materials, which are inappropriate in a rural residential environment surrounded by large cattle farms with produce for human consumption in close proximity and nearby residential properties with horses grazing the land.

No biosecurity assessment has been provided, contrary to NPPF 174 nor any assessment or provision for an outbreak of EHV 1 or similar airborne viruses or through water courses and drainage.

New Road is a narrow rural lane with limited passing places and poor geometry. The application includes no transport or parking assessment, conflicting with HDPF Policy 40 and NPPF 111. It is not possible to run two large horseboxes side by side especially with the new housing developments in New Road near the business park which are planned to narrow the road still further.

This application will also conflict with fire safety regulations as per HDC Policy 33. Furthermore the application has conflicting information as to its use, as it is 'not a primarily offsite operation' stated in the application. Yet again, the use of the word, 'primarily' does not exclude some use or quantify the use.

The dwelling itself is a semi-detached property. The application erroneously states that it is a stand alone detached property which it clearly is NOT.

The clinic has no provision for any potential equine surgery, hospitalisation nor any X-ray, MRI investigation or diagnostic facilities all of which have been omitted from the application.

Additionally, two public bridleways exist within 50 metres of the site with a number of equine facilities along New Road in Billingshurst.

These bridleways are used daily by horse riders, walkers and cyclists. Additional commercial traffic, delivery vans and waste collection vehicles on this constrained lane would increase conflict between vehicles and vulnerable road users, contrary to:

- HDPF 40 - Sustainable Transport,
- NPPF 112-113 - Safe and suitable access for all users, and
- The statutory duty to protect public rights of way.

No assessment of bridleway safety or cumulative impact has been provided as increased traffic and horses being loaded or unloaded could easily cause a risk to other members of the public.

Given the extent of conflicting and generalised information, the environmental risks and the direct impact on nearby residents and bridleway users, planning permission should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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