

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 June 2026 22:18:09 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 11/06/2026 10:18 PM.

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:	1 Drycots, New road Billingshurst
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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:	As a local resident, I would like to object to this planning application. By allowing this proposal, Horsham District Council would be removing a residential only property (a semi-detached house) from this small, rural hamlet. Residential housing is in demand within Billingshurst, which is clearly shown by the large amount of

new house building locally .

Traffic in New Road is a concern, it has increased massively over the past few years with local development, and this business would add to this with staff coming and going to collect drugs at all times from the pharmacy, deliveries in vans, and horse boxes attending the stables located at the rear. New Road is unlit, there is a blind bend very close to the location, and it has a national speed limit which means that we regularly have very fast cars passing blindly. Vehicles turning into the gated driveway have nowhere to pull in safely, and would increase the risk of incident as well as increase noise disturbance. New road is not on a bus route, and there is no pavement for pedestrians to use.

A veterinary pharmacy and office as described would be better suited in an industrial estate. There are several new ones of these in Billingshurst with vacant units, even one located at the end of New road. Here, there would be no negative impact on people living nearby.

Other local equine veterinary centres (of which there are at least 9) are mostly in self contained units, and certainly are not attached directly to another residential house and garden in a rural area, as is the case proposed here.

If an office is all that is required, the property could and should remain primarily a residence, as this allows for incidental 'working from home' so as not to be a material change of use. This would be suitable as they claim that they do not intend to see clients or animals at the address.

I am concerned that if Class E use of the residential property was granted, its ongoing use can become legitimately changed, and may become even more unsuitable to the residential area. Changing from one primary use to another would not be classed as development and would not require any further planning permission

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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