

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 June 2026 20:19:01 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 15/06/2026 8:19 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: Upper Woodhouse Farm New Rd 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
Comments:	I am a near neighbour with land adjoining no 1 Woodcot and I would like to object to the proposed change of use from residential to commercial Class E. This application relates to a change of use for one half of a pair of semi detached cottages established as residential for many years and one of a small cluster of residential properties. As such it is a

wholly unsuitable location for any commercial activity - let alone one with multiple employees and likely to generate significant levels of general activity and traffic movements. Unsurprisingly strong objections have come from occupants of the other half of the semi detached property no 2 Woodcot and the other close neighbours.

The proposal is very generalised and seeks to portray minimal levels of activity with no horses on site but with existing stabling and a sand school on the property intensification is clearly a risk. The application conflicts with HDPF policies 26, 32 33 which are concerned to respect local character and safeguard the amenities of local neighbours. Office and pharmacy use will be sufficient to adversely impact on residential amenity of near neighbours. Clearly the proposed usage would be much more disruptive than residential use and approval for class E might lead to even more unsuitable usage in the future.

HDPF 40 and 41 concern transport and parking and are highly relevant. Any business activity with up to five employees will generate vehicle movements with deliveries collections and employee vehicles as there is no public transport. New Road is narrow and twisty - it has become very much busier in recent years with expansion of housing and the school in Barns Green to such an extent that it is now unsuitable for horse riding or for loading and unloading from horse boxes. Also the gated access to 1 Woodcot is close to a blind bend.

Many of the letters supporting the application are not local and some have come from some distance away and at least one from out of the county. All have focused on the proposed veterinary activities - a bit surprising in view of the number of equine vets locally. None have addressed the main issue which is the suitability of the property and location for the proposed Class E use.

There are multiple business unit developments on farms locally which would be much more suitable for the proposed activity than a semi detached residential property. Given the shortage of housing in the locality and a seemingly plentiful supply of commercial property it seems unnecessary and undesirable to sacrifice a residential property by changing to Class E use.

For all the above reasons this application should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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