

2 Drycots, New Road
Billingshurst
West Sussex
RH14 9DS

FAO Jacques Burrowes
Planning Dept.
Horsham District Council
Albery House
Springfield Road, Horsham
West Sussex RH12 2GB

Thursday, 11th June 2026

Dear Sir/Madam,

LPA Ref: DC/26/0784

Proposal: Change of use from dwelling house (Class C3) to veterinary practice (Class E)

Site: 1 Woodcot, New Road, Billingshurst, West Sussex, RH14 9DS.

We are writing in reference to the above planning proposal raising a number of concerns and objections after reading the proposal in detail.

The property in question is a family residence with 4 bedrooms, and a semi detached property with adjoining walls, land and directly impacts on neighbours.

The planning to change from residential to class E, with alterations to the property, including a drug store/Pharmacy for a home has major implications, now and in the future, given the wider Class E uses.

Class E - Commercial, Business and Service

In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes

A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):

- E(a) Display or retail sale of goods, other than hot food
- E(b) Sale of food and drink for consumption (mostly) on the premises
- E(c) Provision of:
 - E(c)(i) Financial services,
 - E(c)(ii) Professional services (other than health or medical services), or
 - E(c)(iii) Other appropriate services in a commercial, business or service locality
- E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)

- E(f) Creche, day nursery or day centre (not including a residential use)
- E(g) Uses which can be carried out in a residential area without detriment to its amenity:
 - E(g)(i) Offices to carry out any operational or administrative functions,
 - E(g)(ii) Research and development of products or processes
 - E(g)(iii) Industrial processes

Taking into account the broad spectrum of businesses permitted under Class E the proposal raises concerns now and regarding future intensification. While the applicant may describe the initial intended use as 'relatively' low-key, a Class E use class permits a wide range of commercial activities, and once established there is potential for changes within the use class that could lead to a greater level of activity and disturbance without requiring a further planning application.

This creates uncertainty for neighbouring residents and could result in progressively greater impacts over time.

The planning statement from the proposer (6.21) acknowledges this fact in that 'the proposed development is characterised by a low level of traffic generation, particularly when compared to other potential uses within Class E.'

Approving this proposal, in our opinion, sets a precedent to lose residential properties to commercial use at a time when residential homes are needed and when in the immediate vicinity of Billingshurst there are multiple empty purpose built commercial buildings and offices arguably more suitably located for this business venture.

Our concern is the repeated use of the word 'primarily' and 'not routine' throughout the proposal in regards to opening hours, expected staff and visiting clients seems ambiguous. This is open to interpretation at a later date with the potential for out of hours 'comings and goings' at unsociable hours. This raises the issue of disruption to neighbouring properties and far more than is suggested.

The absence of a transport analysis, no transport statement, trip generation analysis, noise assessment plan or operational management plan does nothing to allay these concerns.

For these reasons, we respectfully request that Horsham District Council refuse the planning application DC/26/0784.

Thank you for considering our comments. We trust that these representations will be taken into account as part of the determination of this application and will be assessed taking into account future development of the site under Class E and not solely the applicant's current business proposal.

Yours sincerely

