

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council FAO: Kate Turner
<b>FROM:</b>	Highways, WSCC
<b>DATE:</b>	14/05/2025
<b>LOCATION:</b>	The Lamb Inn, Lambs Green, Rusper, RH12 4RG
<b>SUBJECT:</b>	DC/25/0657 Construction of a detached coach house containing two residential units in the grounds of the former public house The Lamb Inn.
<b>DATE OF SITE VISIT:</b>	N/A
<b>RECOMMENDATION:</b>	Advice
<b>S106 CONTRIBUTION TOTAL:</b>	N/A

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

### Summary and Context

This application seeks the construction of a detached coach house containing two residential units within the grounds of former public house. The site is located on Lambs Green, a C-classified road subject to a speed restriction of 40 mph in this location.

This site has some relevant application history. Application DC/24/0874 sought the conversion of former public house to residential, providing four two-bedroom units and two one-bedroom units. WSCC was a consultee for this application, raising no highways objections. This application was permitted by the Local Planning Authority (LPA), and based on the plans provided for the current submission, looks to be being implemented alongside the current proposed development.

### Content

The site will utilise the existing vehicular access point, with no alterations to this arrangement proposed. The proposed development is not anticipated to give rise to a material intensification of use of this access point, when compared with the previous use as a public house.

14 car parking spaces are proposed to serve this development, which when considering the permitted and proposed uses at this site, would be in accordance with WSCC Parking Standards. On-site turning appears achievable within the site, allowing cars to exit in a forward gear.

Secure cycle parking provision has also been demonstrated, which will help promote the use of sustainable transport methods within the local area.

### Conclusion

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

*Car parking space (details approved)*

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

**Kyran Schneider**  
**West Sussex County Council – Planning Services**