

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	2 January 2026
LOCATION:	11 Market Square Horsham RH12 1EU
SUBJECT:	DC/25/2014 Redesign and change of use from commercial to 1no. dwellinghouse, replacement of windows and doors and making good external finishes. (Full Application).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This application is for the redesign and change of use from commercial to 1no. dwellinghouse, replacement of windows and doors and making good external finishes. The site is located on Market Square, an E-classified, pedestrianised street.

The site does not currently benefit from any vehicular access or off-street parking provision, and the application does not propose to alter this arrangement. A nil car parking provision is proposed for the new development. Under the WSCC Car Parking Standards, two car parking spaces may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

The site is located within the centre of Horsham town, within walking distance from a variety of shops and services, and public transport links. Cycling is a viable option within the vicinity and secure and covered cycle storage should be provided for the proposed dwelling.

Conclusion

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:

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Nicola Elliott
West Sussex County Council – Planning Services