

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	Highways, WSCC
DATE:	28/01/2026
LOCATION:	Rowhook Hill Farm, Bognor Road, Broadbridge Heath, RH12 3PS
SUBJECT:	DC/25/2011 Change of use of building to flexible/dual use. Vehicle sales workshop for display and sale of vehicles together with vehicle preparation, valeting and carrying out of pre-sales safety checks (Sui Generis), office and MOT centre (Use Class E(g)). Installation of new windows and mezzanine.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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

This application seeks the change of use of building to a flexible/dual use as a vehicle sales workshop, office and MOT centre (Use Class E(g)), with installation of new windows and mezzanine. The site is located on Bognor Road, an A-classified road subject to national speed limit in this location.

The building is currently used as a vehicle sales/valeting/preparation workshop, and the proposals seek to use the building as an MOT centre. Considering the existing uses on site, the LHA does not anticipate that the proposed change of use would give rise to a significant material intensification of movements to or from the site.

The site benefits from existing vehicle access points on the A29, and there are no apparent visibility concerns with these existing access points. On-site parking and turning arrangements will remain unchanged, and these also appear suitable to serve the proposed use at this site.

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.

Kyran Schneider
West Sussex County Council – Planning Services