

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSSC – Highways Authority
DATE:	11 August 2026
LOCATION:	35 High Street, Billingshurst, RH14 9PP
SUBJECT:	DC/26/0858 Retention of converted and extended rear car port for use as outdoor seating area in connection with 35 High Street (Retrospective) (Full Planning).
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 retention of converted and extended rear car port for use as outdoor seating area in connection with 35 High Street. The application is retrospective with the work having been completed on 03/04/2026. The site is located on High Street, a C-classified road subject to a speed restriction of 20 mph in this location.

No alterations are proposed to the existing access arrangements, and the access has been operating with no known safety concerns. Considering the small-scale nature of the proposals, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

The proposals will result in the loss of two car parking spaces, as such any overspill parking generated by this loss will need to be accommodated on street or in nearby car parks.

There are comprehensive parking restrictions in place on nearby roads that prohibit parking in places that would be detrimental to highway safety. The LHA does not anticipate that the proposals would give rise to an adverse highway safety impact, but the LPA may wish to consider potential impacts on on-street parking from an amenity point of view. Weight is given to the fact the site is situated within a sustainable location, within walking distance of public transport links and public car parks.

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.

Liz Corcoran
West Sussex County Council – Planning Services