WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	03/05/2024
LOCATION:	Brookfield Homelands, Horsham Road, Cowfold, RH13 8AJ
SUBJECT:	DC/24/0434 Conversion of the existing residential property to a 7no. bedroom nursing suite, including front and rear single storey extensions.
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 conversion of the existing residential property to seven-bedroom nursing suite, with front and rear extensions. The site is located off Horsham Road, an A-classified road subject to national speed limit in this location.

No alterations are proposed to the existing vehicular access point on Horsham Road. The proposals are not anticipated to give rise to a significant material intensification of use of this existing access point, when compared with what this access currently generates as existing. The wider site appears to exhibit suitable space for parking for both staff and visitors.

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 115), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services