

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	23 April 2026
LOCATION:	Random Hall Hotel Stane Street Horsham RH13 0QX
SUBJECT:	DC/26/0517 Change of use from hotel to 7no. residential units (Full application).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the full planning application DC/26/0517 to assess any highway safety or capacity implications of the proposed development. The application is supported by a Planning & Heritage Statement (PHS) and associated plans.

Summary

The application form and the Planning Statement states that this proposal is for a change of use from an existing hotel (Class C1) to 6 nos. residential units (Class C3). The development mix comprises 2 x 1-bed, 2 x 2-bed and 2 x 4-bed dwellings.

Access and Visibility

The site is located on A29 Stane Street, an 'A' classified road subject to a speed limit of 50 mph. Access will remain unchanged, and an inspection of data supplied to WSCC by Sussex Police over a period the past five years reveals that have been no recorded injury accidents within the vicinity of the site resulting from road layout. Therefore, there is no evidence to suggest that the access is operating unsafely.

The Local Highway Authority (LHA) acknowledge that a change of use from C3 to C1 is anticipated to result in a decrease in traffic movements to and from the site, reducing the overall impact on the highway network.

Parking and Turning

The existing site has 20 car parking spaces, and 14 of these are proposed for the planned development. The WSCC Car Parking Demand Calculator indicates that a property of this size and at this location would require 1.5 spaces for a 1-bed, 1.7 spaces for a 2-bed and a 2.7 space for a 4-bed dwelling, totalling to 14 spaces. Therefore, the proposed 14 spaces will be adequate for the proposed use. This space can also be used for cars to sufficiently turn on-site, allowing vehicles to exit the property in a

forward gear. The Highway Authority advise that safe and secure cycle parking facility is provided to encourage sustainable travel.

Sustainability

The property is situated within short walking distances to the nearest bus stops on Park Street served by bus route 100. This bus route provides connectivity to Burgess Hill, Steyning, Storrington, Horsham etc. The nearest train station is Horsham for wider area transport connectivity. On a day-to-day basis, the residents may have to rely on private vehicle use due to its rural location.

Conclusion

The Local Highway Authority (LHA) do 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 (NPPF), paragraphs 114-117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following conditions should be applied:

CONDITIONS

Car Parking

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide adequate on-site car parking and turning space within the development.

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 submitted to and approved by the LPA.

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

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West Sussex County Council – Planning Services