

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	WSCC – Highways Authority
DATE:	16 September 2026
LOCATION:	Blatchford House 52 Kings Road Horsham RH13 5PR
SUBJECT:	DC/26/1272 Change of use from supported living accommodation to a single dwellinghouse, associated internal and external alterations, construction of detached double garage, alterations to vehicular access, boundary wall repairs and landscaping works (Full Planning).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

Access

The proposal seeks the change of use of existing supported living accommodation to a single dwellinghouse.

The property is located on Kings Road, a C classified road subject to 30mph speed restrictions. The site is served via an existing vehicular access which is proposed to be widened as a part of the scheme. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been a single recorded incident at the access with the public highway, onto Kings Road. However, this was not caused using the access or related to any existing concern with the highway network at this point. There is no evidence to suggest that the access is operating unsafely, or that the proposed change of use would exacerbate an existing safety concern.

The access widening onto publicly maintained highway is subject to a license obtainable from WSCC Highways Authority. No works can be commenced on the highway prior to the license being obtained. The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

The applicant is encouraged to ensure that their access proposals align with the WSCC guidance, WSCC Vehicular Cross Over: Application Criteria guidance, which can be found at the following link:

https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

All mechanisms for the gated access must be fitted within the property and must not overhang or obstruct the publicly maintained highway/ footway.

New boundary treatment in the form of railings is proposed along the property frontage; the railings allow the presence of oncoming pedestrians to be seen and to anticipate an emerging vehicle. Due to the presence of the wide footway and verge along Kings Road, vehicular visibility can be obtained in both directions.

Parking

The LHA has consulted the WSCC Parking Demand Calculator and can advise that the total parking provision for this property would be as 3 spaces. This could be accommodated within the associated frontage hardstanding. The applicant also proposes a double garage. The garage dimensions are slightly below WSCC standard for a 6m x 6m floorspace to accommodate two average sized vehicles and cycle parking. It is acknowledged that some vehicles could still make use of the garage space with the cycle storage use retained. The hardstanding offers sufficient space for parking regardless of the garage spaces.

Storage for cycles could be included within the garage or could be offered within a separate secure and covered storage shed/location. The Local Planning Authority is advised to condition parking for cycles alongside this proposal, given the sustainable nature of the site and to promote more sustainable opportunities for travel over that of a car.

Sufficient space exists within the site for a manoeuvre allowing vehicles to exit onto the publicly maintained highway in a forward gear.

Capacity

Taking into account the existing permitted assisted living (C3(b)) usage, in terms of highway safety and level of activity of the site, it is unlikely that this proposal to change to a single dwelling (C3) would have an adverse impact on the local highway network. The LHA would not wish to raise any highway capacity concerns to this application.

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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded granting planning consent the following condition and informative note would be advised:

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.

Informative Note

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/>

Jodie Wilkes

West Sussex County Council – Planning Services