WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Tamara Dale
FROM:	Highways, WSCC
DATE:	08/04/2025
LOCATION:	Drill Hall, Denne Road, Horsham, RH12 1JF
SUBJECT:	DC/25/0366 Change of use from Use Class F2 and ancillary flat to mixed-use comprising Use Class F1 and Use Class F2
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 a change of use from Use Class F2 and ancillary flat to mixed-use comprising Use Class F1 and Use Class F2. The site is located on Denne Road, an unclassified road subject to a speed restriction of 30 mph.

For context, the preceding application at this site, DC/24/1465, sought similar proposals to the current submission. WSCC in its role as Local Highway Authority (LHA) was a consultee for application DC/24/1465, raising no highway safety concerns. This application was withdrawn by the applicant.

For the current application, as outlined in the submitted Planning Statement, the existing operating times are as follows:

- Monday – Thursday: 10:00 – 23:00
- Friday – Saturday: 10:00 – 00:00
- Sunday and Bank Holidays: 10:00 – 22:30

The proposed amendments to the operating times are as follows:

- Monday – Thursday: 07:00 – 23:00
- Friday – Saturday: 07:00 – 00:00
- Sunday and Bank Holidays: 09:00 – 23:00

Whilst the extended operating times will likely see an increase in movements during these times, the LHA does not anticipate that this would have a significant impact on the operation of the local highway network. Access and parking will remain as per the existing arrangements, with parking being accommodated either on-street or within nearby paid-for provision. There is no evidence to suggest this existing arrangement has been operating unsafely, nor that the proposals would exacerbate an existing safety concern.

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