WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	WSCC – Highways Authority
DATE:	7 October 2024
LOCATION:	Hilliers Garden Centre, Camping World Brighton Road Horsham West Sussex RH13 6QA
SUBJECT:	DC/24/1157 Temporary Change of Use at the Camping World Site from A1 (Shop) to E(d) (Commercial, Business and Service).
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 full planning application DC/24/1157 with regards to any highway safety or capacity concerns associated with the proposal. The application is supported by way of a Covering Letter and a Traffic Management Plan.

The proposal is for temporary change of use at the Camping World site from A1 (Shop) to E(d) (Commercial, Business and Service). The site was subject to a similar application in 2016 during which many details were requested from the applicant to mitigate highway safety concerns and traffic management. The submitted Traffic Management Plan addresses most of the concerns previously raised with implementation of the below measures:

- One way traffic system for safe entry / exit of vehicles from the site and to ease congestion / queuing up on public highway.
- Clear marking of the parking bays / disabled bays with the usage of bollards.
- Clear signage at the entrance of the site.
- Online purchase of the tickets to avoid queuing at the entrance.
- Provision of 20 additional spaces in addition to the available 250 parking spaces to ensure sufficient parking spaces.
- Every ticket purchase confirmation is emailed to the customer with information on parking restrictions, availability of public transport to encourage sustainable transport and discourage private car use.

The nearest junction with the public highway and entrance to the Camping World is with A281 Brighton Road which is subject to 40 miles per hour speed restriction. From inspection of the plans and local mapping, there appears to be no apparent visibility issue at the point of access onto A281 Brighton Road. I have also checked the most recently available verified accident records, which reveals

there have been no personal injury accidents in the vicinity of the junction within the past 5 years. This indicates the site access has been operating in a safe manner, without any defect with the junction or nearby road geometry.

The applicant states that the highest occupancy will be during weekends 11am to 4pm with circa 53 cars for each session of 45 minutes duration. The Highway Authority anticipate that sufficient vehicle access and parking facilities exist within the site to support the temporary change of use of the site and that the site and the nearby road network could support these additional movements. There is no evidence to suggest that the proposals will result in a highway safety or capacity concern on the nearby public road network; therefore, is not contrary to the National Planning Policy Framework (NPPF), paragraphs 110 -113, as revised 20th July 2021. Therefore, there are no transport grounds to resist this proposal.

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West Sussex County Council – Planning Services