

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	WSSC – Highways Authority
DATE:	27 March 2026
LOCATION:	Wimblehurst Hotel 6 Wimblehurst Road Horsham West Sussex RH12 2ED
SUBJECT:	DC/26/0347 Temporary change of use of Hotel to provide a House in Multiple Occupation for Nursing Home staff.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for temporary change of use of Hotel to provide a House in Multiple Occupation for Nursing Home staff. The site is located on Wimblehurst Road, a C-classified road subject to a speed limit of 30mph.

This proposal is for temporary change of use of the site from Hotel (C1 use) to 14-bed HMO (Sui Generis use) for a period of 18 months for exclusive use for nursing staff associated with the neighbouring care home and other care homes within the vicinity under the same ownership.

The existing access and parking arrangements will remain unaltered. Nine parking spaces are provided on site, and the applicant indicates that given the proximity of the site to the neighbouring and other care homes, it is considered unlikely that staff will have their own private vehicles. As such, the proposed parking provision is considered sufficient and the proposal is unlikely to result in an intensification of use of the existing site access over the potential of the C1 use. The site is sustainably located within walking distance of the centre of Horsham which provides a variety of shops, services and transport links.

The LPA may wish to consider securing cycle storage for the proposal to encourage sustainable transport methods.

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 (paragraph 116), and that there are no transport grounds to resist the proposal.

Nicola Elliott
West Sussex County Council – Planning Services