WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	WSCC - Highways Authority
DATE:	28 November 2023
LOCATION:	Ash Copse House, Park Road, Faygate, RH12 4SG
SUBJECT:	DC/23/2041 Change of use from a residential log cabin (Class C3) to home based childcare (Class E) (Retrospective).
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 is for the change of use from residential log cabin (Class C3) to home-based childcare (Class E). The proposals are retrospective, with the works having been completed on 12/03/2021.

The site is located on Park Road, an unclassified road subject to a speed restriction of 30 mph. The applicant proposes to utilise the existing access point on Park Road, and no alterations are proposed to this arrangement.

The proposed use will mind a maximum of 11 children at one time, with cars for drop-off and pick-up being staggered to avoid conflict. The LHA are satisfied with this arrangement. Three car parking spaces are to be retained for visitors, and this is considered sufficient for the proposed use.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely during this time, or 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 111), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services