WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	24/05/2024
LOCATION:	19A-19B Carfax, Horsham, RH12 1EB
SUBJECT:	DC/24/0691 Change of use from retail to self-contained upper ground floor flat with rear extension and associated alterations.
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 the change of use from retail to self-contained upper ground floor flat with rear extension and associated alterations. The site is located on Carfax, an E-classified road.

No vehicular access is associated with this site, whilst pedestrian access will utilise the existing arrangement. The proposed development is not anticipated to give rise to a material intensification of movements to or from the site.

No vehicular parking is proposed – as such, vehicular parking would have to be accommodated on-street or within nearby paid-for provision, as per the likely existing arrangement. The LHA would not anticipate that this would give rise to a highway safety concern or parking capacity issue in this location.

Weight is given to the fact the site is situated in a sustainable town centre location within walking/cycle distance of local services, amenities and public transport connections. The LHA would request that secure cycle parking provision be provided for the proposed flat, to promote sustainable transport methods.

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 115), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

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.

Kyran Schneider
West Sussex County Council – Planning Services