WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	Highways, WSCC
DATE:	03/04/2025
LOCATION:	Mulberry Estate, Units 2 and 3, Foundry Lane, Horsham, RH13 5PX
SUBJECT:	DC/25/0319 Variation of Condition 4 of previously approved application DC/20/1346 (Change of use from D2 (assembly and leisure) to A1 (shops) & B1(c) (industrial processes). Installation of a roller shutter door to rear elevation), Relating to operating hours (amended description).
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 variation of condition 4 of previously approved application DC/20/1346, to allow for a change to operating hours. The site is located off Foundry Lane, a C-classified road subject to a speed restriction of 30 mph.

I note that this application seeks only a change to the operating times of the venue – the proposed use as a family soft play centre does not appear to be a consideration as part of this application. I will echo WSCC's comments provided previously for preceding applications at this site, whereby limited parking is available within the site's vicinity. So, whilst this may not need to be considered by the LPA for this application, they may wish to bare in mind the potential impacts on on-street parking from an amenity point of view. There are comprehensive parking restrictions in place on the nearby roads prohibiting vehicles from parking on-street in places that would be detrimental to highway safety. Also, the site is situated close to Horsham Town Centre that is well accessible on foot, by cycle or by public transport.

Notwithstanding the above, the applicant proposes to extend their current operating hours (07:30 – 21:00 Mon-Sat) to encompass Sundays and Bank Holidays too. The extended opening times will be outside of network peak times so the LHA would not raise any capacity concerns in this regard.

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