

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Nye
FROM:	WSSC – Highways Authority
DATE:	13 August 2026
LOCATION:	Alexandra House 11 Queen Street Horsham RH13 5AA
SUBJECT:	DC/26/1052 Change of use from ground floor studio flat (Class C3) to retail unit (Class E).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposal is for the change of use of existing ground floor studio flat (Class C3) to retail unit (Class E). The site is accessed via Queen Street, an A classified road subject to 30mph speed restrictions. The site does not benefit from any associated parking or cycle parking provisions.

A studio flat would likely generate the requirement for a single parking space, which would need to be accommodated for using on street parking provisions or local paid for provisions. The proposed café floorspace measures 37sqm, Class E uses covering Cafes and Restaurants require 1 parking space per 5sqm of public area.

The LHA must consider the sustainable nature of the site and the likely means in which customers would visit. Café trips are often combination trips with customers visiting other locations within the area. Queen Street serves a number of commercial properties in proximity of the site, and there are several roads adjoining which serve both residential and other commercial properties which are linked throughout with tactile paved and street lit footways. Making trips on foot a desirable option for future customers. Furthermore, regular bus routes are in operation along Queen Street/ Brighton Road, which offer services to Henfield, Haywards Heath, Pease Pottage and Brighton- this alleviates the reliance on the use of a car

Considering the small scale of the development, and the sites sustainable location. The Local Highway Authority does not consider that the 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.

Jodie Wilkes
West Sussex County Council – Planning Services