WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	09/04/2024
LOCATION:	Rapkyns Old Stable, Guildford Road, Broadbridge Heath, RH12 3PQ
SUBJECT:	DC/24/0019 Change of use and conversion of existing residential dwelling to provide 5 residential bedspaces for students with special educational needs and change of use and conversion of existing annexe and garages to provide an additional residential unit with 3 bedspaces.
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 and conversion of existing residential dwelling to provide 5 residential bedspaces for students with special educational needs and change of use and conversion of existing annexe and garages to provide an additional residential unit with 3 bedspaces. The site is located off Guildford Road, an A-classified road subject to national speed limit in this location.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application DC/24/0017, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

No alterations are proposed to the existing vehicular access arrangement. The proposed change of use is not anticipated to give rise to a significant material intensification of use of the existing access point. From inspection of the plans, the application site exhibits suitable space for vehicular parking associated with the proposed use to be accommodated, with space for turning.

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.

Kyran Schneider
West Sussex County Council – Planning Services