WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Nye
FROM:	WSCC – Highways Authority
DATE:	17 July 2025
LOCATION:	Former Donnybrook Nursery School Wimland Road Rusper West Sussex RH12 4QU
SUBJECT:	DC/25/0968 Conversion of existing barn, to a single dwellinghouse (Retrospective).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for the retrospective conversion of existing barn, to a single dwellinghouse. The site is located on Wimland Road, an un-classified road subject to a speed limit of 40mph.

The site is accessed from an existing shared access point. Visibility at the existing access appears to be sufficient for the anticipated road speeds. Weight is also given to the fact that the access has previously served the day nursery use of the building, which is anticipated to have generated significantly more trips than the potential residential use. There appears to be sufficient space on site for a number of vehicles to park and turn, and as such the LHA would not raise any highway safety concerns to the proposal.
The LPA may wish to secure cycle storage for the proposed dwelling, to encourage sustainable transport methods and reduce reliance upon the private car.

Conclusion
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.

As above, if the LPA are minded to approve the application, a condition to secure covered and secure cycle storage is advised.

Nicola Elliott
West Sussex County Council – Planning Services