WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	WSCC – Highways Authority
DATE:	17 July 2025
LOCATION:	3 Lower Street Pulborough West Sussex RH20 2BH
SUBJECT:	DC/25/0901 Change of use from drinking establishment to Use Class E (Commercial, Business and Service)
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 Change of use from drinking establishment to Use Class E (Commercial, Business and Service. The site is located on Lower Street, an A-classified road subject to a speed limit of 30mph.

The proposed change of use to Class E is for use as a Chiropractor. Weight is given to the fact that the site was previously in A2 use prior to the current use as a drinking establishment. The site does not benefit from vehicular access, and no parking provision is proposed due to site constraints. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view. The planning statement indicates that only one client will be treated at a time; as such, it is anticipated that the proposal would generate fewer trips to and from the site than the current use. The site is sustainably located within walking distance of bus stops and Pulborough train station.

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.

Nicola Elliott
West Sussex County Council – Planning Services