

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	19/05/2026
LOCATION:	Cherry Tree Inn, Crawley Road, Faygate, RH12 4SA
SUBJECT:	DC/26/0230 Change of Use from a mixed use ground floor pub and first floor 3 bedroom apartment to a 7 bedroom HMO.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed change of use from a mixed-use ground floor public house and first floor apartment to seven-bedroom HMO.

The site is located on Crawley Road, an unclassified road subject to national speed limit. Existing vehicle access arrangements from Crawley Road will remain unchanged, and this appears suitable to serve the proposed use. In addition, the LHA does not anticipate that the proposals would give rise to a material intensification of use of the existing access point.

Eight off-street car parking spaces are proposed to serve this development. Under WSCC Parking Standards for HMO use, the LHA would expect 0.5 car parking spaces to be provided per bedroom. Consequently, the proposed car parking provision would be considered sufficient for a development of this size. Secure storage for 13 bicycles has also been demonstrated in the plans, which will help promote sustainable transport methods.

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