WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	WSCC – Highways Authority
DATE:	16 June 2025
LOCATION:	3 Barrack Cottages Brighton Road Horsham West Sussex RH13 8HQ
SUBJECT:	DC/25/0479 Change of use to pet cremation purposes, with incinerator, storage caravan and roof hardstanding and associated alterations.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information

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

Summary
The proposal is for retrospective permission for the change of use to pet crematorium purposes. The Local Highways Authority seek clarification on several details as outlined below, prior to offering a full reply.

Comments
The previous use of the land has been outlined as empty private land and therefore would not be anticipated to have generated any vehicular movements prior to the cremation use. Therefore, although the applicant states that an intensification is not intended- any proposal at this location would represent an intensification of vehicular use over the historic use.

Trip Generation
-Can the applicant outline the arrangement for collection and return of animals/remains. The planning statement outlines "there is no public access and very limited vehicle movement" Does the applicant therefore pick up remains and return for every customer? How frequently does this occur in a day? What are the vehicle types associated with this use?
-Would this use remain restricted to a single day per week?
- How many vehicular movements would be anticipated per week as a result of this proposal? Are there any other anticipated deliveries or vehicular movements that may be generated by the specialist animal funeral services? (Maintenance/ servicing/ arranged customer visit/ staff etc)

The LHA note that the Planning Statement outlines no public access is available. Should this practise change, and customers be permitted to attend the site for consultation/ appointments/ drop off or collection, this would be subject of a separate planning application prior to implementation.

Parking
-There are several red edge plans provided by the applicant; however, the illustrated site plans do not appear to show any parking. It is noted that the application form outlines that 8 spaces are available. There would also be the requirement for a suitable turn on site to egress onto Brighton Road in a forward gear for the vehicle types anticipated.
-Where are the parking spaces located within the site?
Are these spaces designated for staff use or shared with other uses?

Use
-What other uses does the wider site serve (if any?)

Conclusion
The above information will assist in establishing the existing demand and the likely demand on the access to the site from Brighton Road.

Once this information has been provided, please re-consult.

Jodie Wilkes
West Sussex County Council – Planning Services