WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	Highways, WSCC
DATE:	18/12/2025
LOCATION:	Southdown House, The Summer House, Church Street, Rudgwick, RH12 3EE
SUBJECT:	DC/25/1981 Use of ancillary accommodation as part holiday let / part annexe. (Retrospective).
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters for the proposed use of ancillary accommodation as part holiday let / part annexe. The proposals are retrospective, with the works having been completed and operating as proposed since April 2019.

The site is located on Church Street, a B-classified road subject to a speed restriction of 30 mph in this location. The proposals do not seek any changes to the existing vehicle access arrangements. From inspection of local mapping, there are no apparent visibility concerns with the existing point of access on Church Street.

From inspection of the plans, the site exhibits suitable space for the parking and turning of vehicles associated with the proposed use. The LPA may wish to secure cycle parking provision, to promote the use of sustainable transport methods, if they deem it appropriate to do so for this retrospective application.

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