WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO:Sam Nye
FROM:	WSCC – Highways Authority
DATE:	18 December 2025
LOCATION:	10 Kings Court Harwood Road Horsham West Sussex RH13 5UR
SUBJECT:	DC/25/1858 Change of Use from Offices (Class E) to Flexible Use for Offices (Class E) and Learning and Non-Residential Institutions (Class F1). (Retrospective).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

WSCC as the County Highway Authority (CHA) has considered the above proposal as a retrospective application to change the use of the existing E class office use to an F1 class learning and non-residential institution.
No objection is raised.
The site has already changed use and is operating as a learning space for children who are unable to access mainstream education. The use of the site is generally on a temporary basis, bridging the gap between the transition from mainstream education into more specialist schooling environments.
The unit currently has 12 car parking spaces associated with the unit, and whilst the site has additional parking spaces these are in constant use by other occupiers of the site. Subsequently the applicants have produced a car parking information leaflet to parents/visitors of the site and it would seem there are a number of alternative parking options given the sites location in Horsham Town Centre.
Walking routes in the area are considered to be good and pedestrians have good footpath provision which connect to and from the parking areas, our only observation is that the provision of dropped kerbs and crossing facilities especially at the Kings Road arm off the 'Agates Roundabout' are not provided so crossing the road here would be harder for anyone with a disability such as a visual or mobility impairment or parents with pushchairs.
In terms of numbers the site has 83 children enrolled however most only attend the learning environment 7-8 hours a week, therefore turnover is likely to be steady through a typical day rather than all coming in together in one go. Whilst this information has not been provided given the likelihood of having to park off site and walk in should be considered.
The provision of a dropped kerb across Kings Road would allow parents to park in the Lidl car park and have a safer crossing point into the site, however this is likely to be out of the remit of a change of use application of this size.
Access to the site does not provide off carriageway provision for pedestrians at either access point. The applicants may also be able to communicate to all units of the site that pedestrians including children will be using the entrance off Kings Road to be aware that

this is a shared surface access, and if not already in operation a one way in and out encouraged to avoid conflict.

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