

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	Highways, WSCC
DATE:	07/09/2026
LOCATION:	56B West Street, Horsham, RH12 1PL
SUBJECT:	DC/26/1244 Change of Use and conversion of ancillary first floor retail space to a self-contained two bedroom flat.
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 and conversion of ancillary first floor retail space to self-contained two-bedroom flat.

The site is located on West Street, an E-classified road. No vehicular access is associated with this site, whilst pedestrian access to the proposed dwelling will be via existing arrangements to the rear. The LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

No vehicular parking is proposed, so any vehicle parking associated with the proposed use would have to be accommodated on-street or within nearby paid-for provision. The LHA does not anticipate that this would give rise to a highway safety concern, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The site is situated in a sustainable town centre location within walking/cycle distance of local services, amenities and public transport connections, so residents need not necessarily rely on the private car for travel. Cycling is a viable option in the area, and the LHA would request that secure and covered cycle parking provision be provided if there is space within the site to do so.

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