WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	23/07/2024
LOCATION:	Graylands Estate, Unit 14, Langhurst Wood Road, Horsham, RH12 4QD
SUBJECT:	DC/24/0975 Change of Use from a Dance Studio (Class Use D) to a Veterinary Practice (Class Use E) with associated internal alterations, enhancements to the fenestration, and installation of new signage.
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.

This application seeks the change of use from Dance Studio to Veterinary Practice (Use Class E) with associated alterations. The site is located off Langhurst Wood Road, a C-classified road subject to a speed restriction of 40 mph.

No alterations are proposed to the existing vehicular access arrangement from Langhurst Wood Road. The proposed change of use to veterinary practice would not be anticipated to give rise to a material intensification of use of the existing vehicular access points on Langhurst Wood Road.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access points have been operating unsafely or that the proposals would exacerbate an existing safety concern.

The Planning Statement states that eight allocated spaces are available for use by this unit, although additional parking is available within the shared car park adjacent to the unit. Given the proposed number of staff and anticipated number of clients per hour, as outlined in the Planning Statement, the LHA is satisfied that the existing parking provision available will be suitable for the proposed use.

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 115), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services