

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSSC – Highways Authority
DATE:	16 April 2026
LOCATION:	83A Arun House, Flat, High Street Billingshurst West Sussex RH14 9QX
SUBJECT:	DC/26/0400 Variation of Condition 8 of previously approved application DC/20/0506 (Change of use of ground floor from offices to Youth Day Centre, amendments to windows and new means of escape door) to allow general community use.
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.

This application seeks variation of condition 8 of approved DC/20/0506 (change of use of ground floor from offices to Youth Day Centre) to allow general community use. The site is located on High Street, a C-classified road subject to a speed limit of 30mph.

Vehicular access to the rear of the site currently exists via the private road to the north. No parking provision is provided for the proposal. When previously assessed, given the proposed use of the site for young people, the LHA did not anticipate that any 'client' parking provision would be required; however considered that some staff/volunteer parking demand was possible. The proposal to provide general community use could increase the potential demand for parking associated with the use, although the Planning Statement indicates that the trip generation would be of a similar level, or more flexible than the approved use; however, no justification has been provided for this. Given the lack of parking provision and the community use, it is anticipated that the use would be utilised by local residents of Billingshurst who could walk to the site. Public car parks are also located within proximity of the site.

Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

Conclusion

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.

Nicola Elliott
West Sussex County Council – Planning Services