WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	Highways, WSCC
DATE:	17/07/2024
LOCATION:	Rowan, Two Mile Ash Road, Horsham, RH13 0LA
SUBJECT:	DC/24/0757 Change of use of swimming pool to include commercial use.
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 private swimming pool to include commercial use. WSCC in its role as Local Highway Authority (LHA) previously provided comment on this application, dated 11/06/2024, requesting more details regarding number of classes, expected number of staff/visitors and parking arrangements. The applicant has provided the requested information and as such, the LHA can provide the following updated comments:

The pool will host five classes per day, four days per week, hosting seven customers per class and two teachers. This amounts to approximately 35 people visiting the site between 09:45am – 12:15pm on class days. The LHA is satisfied that the number of vehicular movements associated with the proposed use can be accommodated into the local highway network without adverse impact.

The site will utilise the existing vehicular access point on Two Mile Ash Road, with no alterations proposed to this arrangement. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing access point. In addition, I have inspected accident data provided to WSCC by Sussex Police from a period of the last five years, and this reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern.

Vehicular parking will be accommodated to the rear of the site within existing paddock. The Supporting Statement states that at least 16 cars can be accommodated within this paddock, and the LHA are satisfied that this will meet the needs of the swimming pool. On-site turning appears achievable, allowing cars to exit in a forward gear.

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