

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSSC – Highways Authority
DATE:	22 January 2026
LOCATION:	The Orchard Cowfold Road Horsham RH13 8LY
SUBJECT:	DC/25/2147 Change of use of the first floor from use as a self-contained (owners) flat to children's nursery (Use Class E). Enlargement of a first floor window opening into a door.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

Existing and proposed use

Current permission for a children's Nursery has been granted for 64 nursery places. This proposal will increase numbers to 107 – 43 additional places. Staff levels will increase from 14 to 25.

Car Parking – Increase from 26 to 35 spaces. This will be achieved by tandem parking with parents parking in front of staff vehicles.

Access Arrangements

Bellmouth access is of sufficient width to allow car to pass clear of the public highway. A ghost island right turn lane has been provided on the A272. No collision have been recorder in the last 5 years.

Traffic generation

TRICs has been analysed – an increase in 1 vehicle every 2-3 minutes is expected to use the access in the peak periods.

Further comments will be provided shortly after an analysis of the TRICs data and the Transport Statement, however it is unlikely the Highway Authority would raise an objection to the proposed increase.

Debbie Farrell
West Sussex County Council – Planning Services