

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                            |                                                            |
|----------------------------|------------------------------------------------------------|
| <b>TO:</b>                 | Horsham District Council<br>FAO: Bethan Tinning            |
| <b>FROM:</b>               | WSSC – Highways Authority                                  |
| <b>DATE:</b>               | 2 September 2026                                           |
| <b>LOCATION:</b>           | Lock House, Lock, Horsham, RH13 8EG                        |
| <b>SUBJECT:</b>            | DC/26/0924<br>Erection of holiday cottage (Full Planning). |
| <b>DATE OF SITE VISIT:</b> | n/a                                                        |
| <b>RECOMMENDATION:</b>     | Advice                                                     |

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

This proposal is for the erection of holiday cottage. The site is located off Lock Lane, a privately maintained road, consequently these comments are for your advice only.

The LHA previously provided consultation advice for several application at the site including recently for application DC/26/0927, raising no highway safety concerns.

The primary access is via Lock Lane which adjoins the public highway at an existing access onto Bines Road. The site is prone to flooding few times a year due to the river Adur. During these times, site access is via a private road that adjoins the public highway at an existing access onto the A24.

An inspection of collision data provided to WSSC by Sussex Police from a period of the last five years reveals one recorded collision within the vicinity of the site. However, this was not attributed to the use of the site access or site operation. Therefore, there is no evidence to suggest the site access has been operating unsafely, or that its continued use would exacerbate an existing safety concern.

The Transport Statement includes data from the TRICS database that shows the holiday cottage will increase the total daily trips to the site by 4 movements a day with no change in AM or PM peak. Therefore, the LHA are satisfied that the proposed use will not cause a significant material intensification of movements to or from the site.

The applicant proposes four vehicle parking spaces and four bicycle parking spaces which would be sufficient for the proposed use. Whilst there does appear to be suitable space on site, I would advise that parking be secured by condition for details to be provided.

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.

If the LPA are minded to approve the application, the following conditions should be applied:

*Car parking space (details required)*

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in

writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

*Cycle parking*

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

**Liz Corcoran**

**West Sussex County Council – Planning Services**