

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council
FROM:	WSCC – Highways Authority
DATE:	6 August 2026
LOCATION:	Lock House Lock, Horsham, RH13 8EG
SUBJECT:	DC/26/0927 Erection of a car port, leisure suite and padel court. Conversion of the tank room into a holiday let. (Full Application).
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 is for the erection of a car port, leisure suite and padel court. Conversion of the tank room into a holiday let. 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/26/0577, 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 WSCC 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.

No trip data has been provided for the proposals. However, the leisure suite and padel court would be for the use of residents and the holiday let is small scale. Therefore, the LHA are satisfied that the proposed use will not cause a material intensification of the local highway network.

From inspection of the plans, the proposed car port is suitably sized for three cars. For the additional holiday let the LHA would expect at least one car parking spaces to be provided. As such, the LHA is satisfied with the proposed level of car parking provision.

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.

Liz Corcoran
West Sussex County Council – Planning Services