

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	5 August 2026
LOCATION:	Land East of Oaklands Henfield Road Cowfold West Sussex
SUBJECT:	DC/26/0913 Outline planning application for a phased development of approximately 40 residential dwellings, vehicular access, car parking, landscaping, open space and other associated works and infrastructure. All matters reserved except for access.
DATE OF SITE VISIT:	Officer familiar with site
RECOMMENDATION:	More Information / Modification

The application is for the development of 40 dwellings at Land East of Oaklands, Henfield Road, Cowfold and is in outline except for access.

Pre application advice was provided to the applicant in April 2026 a copy of which is appended to the Transport Statement.

Access

Existing access to the site is taken from a shared private drive with 'Oaklands'. The junction would be retained and formalised as a simple priority junction, consisting of a 5.5m carriageway with 6m kerb radii. Visibility splays can be provided in line with Manual for Streets parameters for the recorded 85th speeds of 37.5mph southbound and 32.5mph northbound (2.4m x 59m and 2.4m x 45m)

A stage 1 Road Safety Audit has been undertaken, and a Designers Response is in the process of being agreed.

Swept path analysis has been provided for a refuse vehicle in free flow conditions and with the potential for a parked car on the A281. In both cases the tracking shows the vehicle can undertake the manoeuvre, albeit by overrunning both lanes of the access, given the frequency of the movement no safety concern is raised.

The internal footway link is provided at 1.2m width, consideration should be provided to widening this to a minimum of 1.5m.

Sustainable Transport

Pedestrians

Footways are provided along the site frontage at circa 1.2m and widen upto 2m when heading north into the village. Whilst 1.2m would be the minimum with supported with inclusive mobility for short distance, this provision is in keeping with the wider provision and flows to the south of the site would be expected to be very low.

Dropped kerbs are provided along the A281 however would benefit from the provision of dropped kerbs to cross to the bus stop and tactile paving at the Pub and Fowlers accesses and across Eastlands Lane.

Appeal ref 6011338 (DC/26/0472) would provide improvements to the junction of Eastfield Lane/A281 should it be allowed.

Pedestrians would be able to access facilities within the village including retail facilities such as the Co-op, Doctors Surgery Cowfold Primary School and bus stops.

Cycling

There are no dedicated cycling facilities within Cowfold with cyclists being required to utilise the carriageway, this provision would not be suitable for the majority of users.

Public Transport

The closest bus stops are the South Leas stops (140m north of the site access) and are provided with flag poles and timetables. Given the footway constraints it does not appear possible to provide shelters at this location, however Real Time Passenger Information displays could be provided and a contribution secured via s106.

The stops are served by the hourly 17 service between Brighton and Horsham via Henfield.

Trip Generation

The TRICS rates utilised in the assessment of Land at Station Road, Cowfold have been utilised and as such are acceptable.

The site is anticipated to generate 21 AM peak vehicle trips and 18 in the PM peak.

Vehicles have been distributed according to the flows recorded by the traffic count and would result in 12 trips North bound in the AM peak and 9 Southbound. In the PM peak the split is 9 North/ 9 South.

Due to the scale of the impacts there is no requirement to undertake any transport modelling. The applicant has provided figures to demonstrate the flows at the mini roundabout would result in a maximum 0.4% increase in flows in a 2031 scenario.

Road Safety

Personal Injury Collision Data has been gathered within 250m of the site access. Three collisions have been recorded (1 serious and 2 slight) to the south of the access. No details have been provided to corroborate the assertion that the collisions were a result of human error.

Framework Travel Plan

A framework travel plan has been provided by the applicant, WSCC would wish to see £150 travel plan vouchers offered to each property to be utilised towards sustainable travel plan measures.

The travel plan statement would be secured via S106.

Internal Layout Comments – Noting the application is in outline.

Vehicular and cycle parking would be provided in line with WSCC standards and EV charging in line with building regulations.

The masterplan shows 23 visitor parking spaces, this is in excess of the 0.2 spaces per dwelling (8 total) contained within the WSCC Parking guidance.

Conclusion

Further information/ Modification is requested

Widening of footway access

Provision / Consideration of footway improvements

Personal Injury Collision information details.

Stephen Gee

West Sussex County Council – Planning Services