West Sussex County Council - Planning Consultation Response

To: Horsham District Council

Date: 17 November 2026

FAO: Tamara Dale

From: WSCC - Highways Authority

LPA Reference: DC/26/0934

Location: Watermead, Henfield Road, Cowfold, Horsham, West Sussex, RH13 8DT

Proposal: Demolition of existing vacant storage buildings and erection of 9no. residential units, provision of open space and retention of pond.

Date of Site Visit: Site known to officer

Recommendation: Advice / No Objection

The LHA notes that the submitted Transport Statement relies substantially upon the access and visibility arrangements previously considered and accepted under planning permission DC/17/2352. These arrangements included an agreement with the adjoining landowner concerning the maintenance of the southern visibility splay, part of which extends across third-party land.

Whilst clarification was sought regarding whether this agreement remains applicable to the current development, no further confirmation has been provided within the submitted information. Accordingly, the LHA's assessment has taken account of the previously accepted access arrangements and the established planning history, but does not independently confirm the continued applicability of the third-party agreement.

Notwithstanding this, the LHA recognises that the development would utilise an existing access, that the site's lawful commercial use represents a more intensive traffic-generating fallback position, and that there is no recorded personal injury collision history associated with the junction.

Having considered these matters collectively, the LHA does not consider that the proposed development would result in an unacceptable impact on highway safety or that the residual cumulative impacts on the road network would be severe, such that an objection could be sustained under the National Planning Policy Framework.

Condition:

Visibility

No part of the development shall be first occupied until visibility splays in line with plan drawing no: 099.0001.013 C have been provided at the proposed site vehicular access onto Henfield Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Emma Avis
West Sussex County Council – Planning Services (Highways)

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