

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	WSCC – Highways Authority
DATE:	19 August 2026
LOCATION:	Collyers School 82 Hurst Road Horsham West Sussex RH12 2EJ
SUBJECT:	DC/26/1089 Phased development of a Technology Centre consisting of two buildings, associated landscaping, and reconfigured access and parking.
DATE OF SITE VISIT:	As part of Pre App Enquiry when the College was open
RECOMMENDATION:	Advice

The following documents have been reviewed in the making of these comments,

- Planning Statement, revision 01, dated 1st July 2026
- Phase 1 – Proposed Site Plan, drawing number CRC-BDP-XX-00-PL-A-910002 revision P1
- Existing Site Plan, drawing number CRC-BDP-XX-00-PL-A-910001 revision P01
- Car Park Management Plan, June 2026

Within the covering letter, reference is made to a Transport Statement. This doesn't however appear on the Horsham DC planning website. WSCC can review and provide comments against this if provided. The following observations are made in connection with those documents that are available and listed above.

WSCC Highways would highlight that detailed pre-application discussions have taken place with the Applicant concerning the development proposals. These are referenced within the submitted documents

WSCC Highways recognise that the College is well established and evidently generating a significant level of activity at times on the surrounding highway network; from visiting the site during the pre-application stage, it's apparent that the site generates a significant number of pedestrian movements, which reflects the highly accessible town centre location. From the Planning Statement, reference is made to increasing student numbers. This is taken more as a natural increase that would likely occur irrespective of the current proposals. WSCC Highways are therefore not overly concerned in terms of the potential increase in activity that may result from this proposal on the highway network.

From the details submitted, there are effectively two highway/transport related elements; the amended access arrangements on Hurst Road and the changes to car parking.

The majority of the existing vehicular and non-vehicular accesses are to remain unchanged. The only changes are to the vehicular access on Hurst Road. The current arrangement takes the form of a one-way circulatory layout, with vehicles entering using the more westerly access and exiting via the easterly. The proposals seek to alter the existing exit access to form a two-way (access and exit) arrangement. This access will serve as the exit for all vehicular traffic (barring that which enters/exits onto Richmond Road) as well as the entry for vehicles using the proposed car park. The existing entry access will be retained and used primarily to access those disabled car parking spaces close to the reception as well as servicing. The proposed arrangements will also further separate the pedestrian access that presently sits alongside the existing car park exit. This pedestrian access will also tie in with changes within the site that better cater for the volume of pedestrians generated by the College. WSCC have no particular concerns with the proposed access changes.

The current application includes fairly limited details of the proposed changes to the access albeit these may well be within the missing Transport Statement. As advised by WSCC during the pre-application discussions, it would be requested that any changes to access geometries are kept tight within reason (i.e. the access still needs to accommodate the necessary vehicles) and that any gates are setback as per existing arrangements to enable vehicles to wait clear of the highway. A plan showing the proposed access alterations will be required as part of this planning application.

As confirmed within the pre-app, WSCC would not require a Stage One Road Safety Audit for the access changes.

The proposal also requires the provision of a new car park given one of the proposed buildings is to be sited on the main Hurst Road car park. WSCC Highways has no comments on the overall proposed car park layout. It's noted that the total number of parking spaces across the site is to decrease by 12 (from 192 to 180). There is no WSCC guidance concerning parking for educational uses with these considered on a case by case basis. The College have determined that 180 spaces can accommodate their needs. WSCC Highways would further acknowledge that the surrounding highway network falls within the Horsham town centre Controlled Parking Zone. This provides a comprehensive means of controlling how and where on-street car parking can take place.

From the Car Park Management Plan, it's also apparent that access to the car park for students (some of whom will be too young to drive) is controlled by permits. The site is also located in a highly accessible location, which should significantly restrict the need to use the car to access the site.

The only other matter is the Travel Plan. Reference is made to an existing Travel Plan being in place. This doesn't appear to be provided as part of the current application. Ideally, the current application would provide the means of formally securing and ensuring the Travel Plan continues to be implemented. However WSCC accept that

seeking a planning condition for the Travel Plan for the whole site may not be strictly necessary and that any condition may relate only to the development proposed (i.e. the teaching blocks and replacement car park)

In summary, there are no particular concerns with the proposed development based on the details provided. Details of the proposed access arrangement would be sought and comments can be provided on the Transport Statement if made available.

Planning conditions will be required covering the construction of the proposed access arrangements (which should be in place prior to the new car park being first used), the implementation of the car park management plan, and a construction management plan. Final wording for these conditions will be provided once the Transport Statement has been provided.

Ian Gledhill

West Sussex County Council – Planning Services