

From: Emma Avis <Emma.Avis@westsussex.gov.uk>
Sent: 05 February 2026 10:56:59 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: WSCC Consultation Response from County Highways - Planning Services - DC/26/0024
Categories: Consultations

TO:	Horsham District Council (HDC) - The Local Planning Authority (LPA) Planning officer: Daniel Holmes
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultee to the LPA Planning officer: Emma Avis
LOCATION:	Bentley House Industrial Estate North Heath Lane Horsham West Sussex RH12 5QE
SUBJECT:	DC/26/0024 - Change of use of building to provide 9 residential units.
DATE OF SITE VISIT:	
RECOMMENDATION:	No Objection

- 1.1 The LHA has been consulted on the above application with regards to any highway safety or capacity matters, in relation to the above proposed development. The application is to convert the commercial building into 9 residential flats. 2 x 1 bedroom, 6 x 2 bedroom, and 1 x 3 bedroom.
- 1.2 In terms of trip generation, the previous use would of generated more trips in the AM and PM peak periods than this residential proposal; therefore the LHA would raise no concerns to the application in terms of trip generation or highway capacity.
- 1.3 14 parking spaces are proposed. The WSCC parking guidance indicates that 15 spaces would be required, although given the site location the LHA would not raise concern to 14 spaces. There appears to be space on the site to accommodate any overspill parking so that no parking takes place on the highway, which may then cause a safety issue at junctions and in key locations.
- 1.4 Cycle parking above the guidance levels are proposed. This is to be covered and secure.
- 1.5 The site is in a sustainable area, within reasonable walking distances of local services and facilities.

- 1.6 The LHA would not consider that the application would result in a severe impact on highway capacity or an unacceptable impact on highway safety, there would be no highway related reasons to object to this application.

Emma Avis (MCIHT) - Planner
County Highways (Development Management) - Planning Services

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