

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	WSCC – Highways Authority
DATE:	9 June 2026
LOCATION:	Lock House, Lock, Partridge Green, RH13 8EG
SUBJECT:	DC/26/0577 Conversion of central unit (unit 2) into 2no. residential units, with the erection of an orangery extension. (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 seeks the conversion of central unit into 2no. residential units, with the erection of an orangery extension. 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 this site for application DC/25/0037, 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.

The supporting Transport Statement includes trip generation data ascertained from the TRICS database. The proposed use is estimated to generate an additional 5 movements a day with no change in AM or PM peak. Therefore, the LHA are satisfied that the proposed use will not cause a material intensification of the local highway network.

The applicant proposes five car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that a development of this size in this location would require at least six car parking spaces. There does appear to be space for additional parking to be provided within the site, an increase in provision to ensure that all occupants can park on-site would be advisable. Notwithstanding this, the LHA would not anticipate that overspill parking would impact upon the maintained highway network.

The site is located approximately 1.7km from the village of Partridge Green, which does provide services, amenities and public transport links. The applicant has demonstrated a bike store which will provide secure cycle storage which will promote sustainable travel.

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