

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	Highways, WSCC
DATE:	23/06/2026
LOCATION:	Ingfield Manor School, Ingfield Manor Drive, Five Oaks, RH14 9AX
SUBJECT:	DC/26/0660 Expansion of the existing school including the construction of 3 linked single-storey buildings, a sports hall, playground, parking, landscaping, drainage, and associated development, following demolition of redundant buildings.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

Summary and Context

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed expansion of the existing school including the construction of 3 linked single-storey buildings, a sports hall, playground, parking, landscaping, drainage, and associated development, following demolition of redundant buildings. The site is located on Ingfield Manor Drive, an unadopted road. The application proposals are supported by a Transport Statement prepared by Motion.

Access and Visibility

Access to the maintained highway network is at the existing junction with Five Oaks Roundabout (A29). The unadopted road Ingfield Manor Drive links the maintained highway to the application site. From inspection of local mapping, there are no apparent visibility concerns with the existing point of access onto the A29.

Improvement works are proposed to the unadopted access road, including the placement of speed cushions at regular intervals along its length. The applicant will need to obtain formal approval from the road's proprietor to carry out the proposed access works. I note that part of this road is also maintained as Public Right of Way, so the LPA may wish to consult with WSCC PROW Team to ensure the proposed works are acceptable.

Capacity

The Transport Statement states that much of the existing students and staff from existing school buildings will be moved over to the proposed buildings, with an increase of 15 pupils and 8 staff anticipated. The LHA would not consider this a significant material increase over what the current site generates as existing. I note that the Travel Plan has been updated to reflect the increase in capacity.

Parking and Turning

Provision for an additional 46 car parking spaces are proposed to serve this development. From inspection of the plans, the proposed parking layout appears acceptable, supported by swept path tracking diagrams. In addition, the LHA is satisfied that the proposed amount of vehicle parking provision is suitable to serve the proposed development. Provision for eight additional cycle parking spaces are also proposed, which will help promote sustainable transport methods.

Sustainability

There are options for sustainable travel within the local area, with bus stops on Stane Street (A29) providing hourly services from Horsham and Billingshurst. The site would be considered within cycle distance of Billingshurst, which itself has a railway station. The site is also well connected by Public Rights of Way, providing various walkable routes from the surrounding villages.

Conclusion

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.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Kyran Schneider

West Sussex County Council – Planning Services