

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jason Hawkes
FROM:	WSCC – Highways Authority
DATE:	18 May 2026
LOCATION:	Former Novartis Site Parsonage Road West Sussex Horsham RH12 5AA
SUBJECT:	DC/26/0646 Non Material Amendment to previously approved application DC/25/0415 (The construction of 244 new homes (Use Class C3) with vehicular and pedestrian access from Parsonage Road, public open space, landscaping, parking and associated works) for the replacement of the Parking Strategy Plan to show amended split between allocated and unallocated car parking spaces and amendments to 3 x house types to provide separate kitchens.
RECOMMENDATION:	No Objection

The merits of the car parking proposals have been discussed directly with WSCC Highways.

Parking for the permitted scheme indicated that all parking spaces would be unallocated. This would then allow for the spaces to be used flexibly with the overall provision able to absorb the total demands as these vary from house to house.

The principle of the amendment is to allocate more parking spaces within the development to specific properties. This in turn would reduce the ability of spaces to be used flexibly (the allocated spaces can only be used by a specific property rather than others; this raises the possibility of spaces being unused should a particular property have fewer cars than allocated spaces) and therefore could generate increased demand for parking spaces.

In considering these proposals, WSCC are mindful of the town centre location where a wide range of day-to-day services are within short walking distance, thereby reducing the dependence on car use. The location of the site, and the resultant influence on parking, is effectively already accounted for within the use of the parking zone applied to generate the overall parking need. WSCC are also aware that the design and layout of the scheme would greatly restrict ad-hoc on-street parking with this further reinforced with a scheme of waiting restrictions proposed as part of this NMA. There is the potential for parking to take place beyond the development. Parking within the surrounding area is though largely controlled by existing waiting restrictions and residents parking zones. These controls would negate any potential safety impacts arising from increased parking demands.

In summary, WSCC have reviewed the revised proposals. Whilst there is the potential for increased parking pressures, these are mitigated within the development by the additional parking controls. The town centre location should also decrease reliance on the car. No objection would be raised.

Ian Gledhill
West Sussex County Council – Planning Services