

West Sussex County Council - Planning Consultation Response



To: Horsham District Council

Date: 6 October 2026

FAO: Hannah Darley

From: WSCC - Highways Authority

LPA Reference: DC/26/1361

Location: Wood Grange Lodge, Henfield Road, Cowfold

Proposal: Conversion of the existing building into three self-contained flats and associated works.

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.

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 conversion of existing building to three self-contained flats and associated works. The site is located on Henfield Road, an A-classified road subject to a speed restriction of 30 mph in this location.

For context, the LHA was previously consulted regarding highway matters for this site for application DC/24/0511 (*Conversion of lodge to 2no. two-bedroom flats and associated alterations. Erection of 2No. detached three-bedroom dwellings, and erection of a detached garage building with office above. Associated landscape works*), of which no highway safety or capacity concerns were raised. The LPA permitted the application.

Content

The proposal seeks to convert the existing building into three self-contained flats. As the site already benefits from permission for two residential units, this would result in one additional unit over what has previously been permitted. The LHA is satisfied that the additional movements associated with the proposed use can be accommodated into the local highway network without adverse capacity impact.

Vehicle access arrangements will remain as previously approved. The LHA has previously assessed and accepted the use of the existing access for the previous planning permission, and this view is maintained for the current proposals also.

Four car parking spaces are proposed for the three flats. The WSCC Car Parking Demand Calculator indicates that the three flats would require five car parking spaces. Consequently, any overspill parking would have to be accommodated either on-street or elsewhere within the site. The LHA does not anticipate that the shortfall of one car parking space would give rise to a highway safety concern, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The site is situated in Cowfold Village, which does provide some local services and amenities within walking/cycle distance of the site. Bus stops located nearby along the

A281 provide hourly services towards Horsham and Brighton. Cycling is a viable option in the local area, and cycle parking appears to be provided. The LPA should ensure that sufficient cycle parking is provided for each of the three proposed flats.

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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

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

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 (Highways)