

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	WSCC – Highways Authority
DATE:	5 February 2026
LOCATION:	Alders Horsham Road Steyning BN44 3AA
SUBJECT:	DC/25/1953 Change of use of 2no. outbuildings to be used as self-contained holiday lets (Use class C3). (Retrospective).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary

The Local Highways Authority has been consulted on the above application at Alders, Horsham Road, for the conversion of 2 existing outbuildings to holiday lets. Alders is located on Horsham Road, a B classified road subject to national speed restrictions at this point.

Access

Primary access is to be made from Horsham Road, a B-classified road subject to national speed restrictions in this location.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injuries or accidents at the junction with the public highway, onto Horsham Road. There is no evidence to suggest that the junction is operating unsafely, or that the proposed change of use would exacerbate an existing safety concern.

Parking

The site as a whole appears of sufficient size to accommodate parking for visitors. The LHA is mindful of other uses at the site, including a dance studio, and although the Design and Access statement outlines that two spaces will be assigned to each of the units as well as cycle parking- these provisions have not been demonstrated within the associated plans.

WSCC guidance outlines that 2.4m x 4.8m per vehicular parking space would be sufficient to serve an average sized vehicle. Each holiday let should be provided with a minimum of a single parking space each. There does appear to be sufficient space within the site to accommodate for this standard, therefore these details can be secured via a suitably worded planning condition.

Secure and covered cycle storage does not appear within the submitted plans and given the context of Horsham Road, might not be a desirable option for all users. The Design and Access Statement does however outline that a provision is available. Should the LPA deem this to be a reasonable request, the LHA advise a suitably worded condition to be sealed alongside any permission of this proposal- to encourage alternative and more sustainable methods of transport

Capacity

The conversion of the buildings to holiday lets is not anticipated to give rise to a material number of trips in this location. Previous uses of the outbuildings are currently unknown; however, the movements associated with Holiday Lets are not generally anticipated within the network peak hours as other uses often can be. Instead, the movements would be anticipated to occur throughout the

day. Based upon this observation it is considered that the local network could support the additional movements generated by the proposal.

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.

Conditions

Car parking space (details required)

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

Jodie Wilkes

West Sussex County Council – Planning Services