West Sussex County Council - Planning Consultation Response

To: Horsham District Council
FAO: Bethan Tinning
From: WSCC - Highways Authority

Date: 13 October 2026

LPA Reference: DC/26/1170

Location: Cottesmore Golf & Country Club
Buchan Hill
Crawley
RH11 9AT
Proposal: Erection of gym building.

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.

The site is served by an existing vehicle access point on Forest Road, and no alterations are proposed to this existing access arrangement. From inspection of local mapping, there are no apparent visibility concerns with the existing point of access onto publicly maintained highway and there have been no recorded Highway Collisions or personal injury claims to flag an existing concern with its use.

Whilst no trip generation data has been supplied to support current proposal, the Planning Statement however does outline that the proposed building is intended solely to serve existing members of the Golf & Country Club rather than creating a separate commercial operation. Whilst the improved facilities may enhance the overall experience of existing members, the proposal is not expected to generate a material increase in vehicle movements beyond those already associated with the lawful operation of the site.

The Gym would generate 30sqm of Use class E(d) within the site. In parking terms, we would anticipate this to generate the requirement for 1 space per 15sqm. This would result in the requirement for an additional 2 parking spaces. A parking plan has not been submitted in support of this proposal, however from observation of local mapping data, there would appear ample parking for the proposed use, the LHA is aware of an overspill parking area within the site also, that existing customers are directed to during busy periods.

It would not be anticipated that the gym would generate a material increase in demand in trips or parking within the site, this is paired with the consideration that the gym will serve only existing members of the Country Club. Therefore, the existing parking provision would be considered sufficient. On-site turning appears achievable within the site, allowing vehicles to exit the site in a forward gear.

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.

Jodie Wilkes
West Sussex County Council – Planning Services (Highways)