

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	Highways, WSCC
DATE:	13/05/2026
LOCATION:	The Willows, The Street, Cowfold, RH13 8BW
SUBJECT:	DC/26/0575 Erection of 1 no dwellinghouse in the garden of Cowfold Stores. (Full Application).
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the erection of one dwelling in the garden of Cowfold Stores. The site is located off The Street, an A-classified road subject to a speed restriction of 30 mph in this location.

No vehicle access is associated with this site, whilst pedestrian access will be achieved via the existing route from The Street. The LHA would not consider that the proposal for a single residential dwelling would give rise to a significant material intensification of movements on the local highway network.

No vehicular parking is proposed and as such, any parking associated with the development would have to be accommodated on-street. The LHA does not anticipate that this would lead 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. I do note that the Planning Statement refers to a parking survey undertaken for a previous application at this site, which suggests that there is capacity to accommodate the anticipated parking demand.

No details regarding cycle parking provision have been provided. The LHA would request that secure and covered cycle parking be provided for this development, to promote sustainable transport methods. It is also unclear if the current proposals may result in the loss of cycle parking for a previously consented scheme at this site, so replacement cycle parking should be sought if this is the case.

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 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