

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	05/08/2025
LOCATION:	The Fords, Bonfire Hill, Southwater, RH13 9BU
SUBJECT:	DC/25/1077 Erection of 2 x no detached dwellings and garages utilising existing access and landscaping.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

Summary

This application seeks the erection of two detached dwellings and garages. The site is located on Bonfire Hill, a C-classified road subject to national speed limit in this location. The application proposals are supported by a Transport Report prepared by GTA Civils & Transport. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The existing vehicle access point on Bonfire Hill is to be utilised for this development. Suitable visibility splays of 2.4m x 48m (westbound) and 2.4m x 49m (eastbound) have been demonstrated in accordance with the ascertained 85th percentile speeds, as outlined in the submitted Transport Report.

Capacity

The supporting TRICS data suggests that the proposed development would generate 11 two-way daily trips. The LHA are satisfied that the number of movements generated can be accommodated into the local highway network without adverse impact.

Parking and Turning

The WSCC Car Parking Demand Calculator indicates that a development of this size and location would require five car parking spaces. From inspection of the plans, there appears to be suitable space within the garages and driveways to accommodate the anticipated car parking demand. On-site turning appears achievable, allowing cars to exit in a forward gear.

Sustainability

The site is situated within walking/cycle distance of local services and amenities within Southwater. However, Bonfire Hill lacks formal footways and street lighting for approximately 400m travelling east, which may discourage walking for some. Cycling is a viable option in the area, and the proposed garages can be considered for the secure storage of bicycles.

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.

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

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Kyran Schneider
West Sussex County Council – Planning Services