

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	Highways, WSCC
DATE:	11/11/2025
LOCATION:	Flagstones, North Heath Lane, Horsham, RH12 5PQ
SUBJECT:	DC/25/1634 Demolition of existing garage and erection of a two-storey detached dwelling and creation of new off street parking for Flagstones.
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 and Context

This application seeks the demolition of an existing garage and erection of a two-storey detached dwelling and creation of new off-street parking for *Flagstones*. The site is located on North Heath Lane, a C-classified road subject to a speed restriction of 30 mph in this location.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application DC/22/1960 (*Demolition of existing garage and erection of a two-storey detached dwelling and creation of new off street parking*), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways, and a subsequent appeal was dismissed.

Content

The two existing vehicle access points on North Heath Lane will be utilised, with no alterations to these arrangements proposed. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing points of access on North Heath Lane. In addition, the proposals are not anticipated to give rise to a significant material intensification of movements to or from the site.

Two off-street car parking spaces are proposed to serve the proposed dwelling, whilst three off-street car parking spaces are proposed to serve the existing dwelling. The proposed car parking provision would be in accordance with WSCC Parking Standards for a dwelling of this size and location.

On-site turning appears achievable for the existing dwelling, but not for the proposed dwelling. As such, cars may have to exit the site in a reverse gear. However, this is the existing arrangement, and it's continued use would not be anticipated to give rise to a highway safety concern.

The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Nearby bus stops on North Heath Lane provide regular services between Horsham and Gatwick Airport. Littlehaven Train Station is located approximately 1.1km northeast of the site. Cycling is a viable option in the area, but no details have been provided

regarding cycle parking. The LHA request that secure and covered cycle parking provision for at least two bicycles be provided for the proposed dwelling, in accordance with WSCC Parking Standards.

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 conditions and informative 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

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