

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	Highways, WSCC
DATE:	27/08/2025
LOCATION:	Oaklands Barn, Coltstaple Lane, Horsham, RH13 9BB
SUBJECT:	DC/25/1193 Demolition of 1no. agricultural building and the erection of 2no. dwellinghouses. (Alternative to prior approval reference DC/14/2697).
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 is for the demolition of an agricultural building and erection of two dwellings. The site is located off Coltstaple Lane, a C-classified road subject to a speed restriction of 40 mph in this location. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA was previously consulted regarding highway matters for this site for application DC/23/0057, raising no highway safety or capacity concerns. The application is yet to be determined at time of writing.

Access and Visibility

The site is accessed via a private access track maintained as Public Bridleway no. 1670. The site will be served by a new automated gate off this private track. No alterations are proposed to the existing access point on to the maintained highway at Coltstaple Lane.

From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Coltstaple Lane. In addition, the proposed development is not anticipated to give rise to a significant material intensification of movements to or from the site.

Parking and Turning

The applicant proposes three car parking spaces per dwelling, which is in accordance with the WSCC Car Parking Demand Calculator for a development of this size and location. In addition, the site exhibits suitable space for on-site turning to be achievable, allowing cars to exit the site in a forward gear.

Sustainability

The site is situated approximately 1.5km east of Southwater, which provides local services and amenities. However, the nearby road network is unlit and lacks footways in this location. As such, the LHA anticipates that residents may have a reliance on the private car for most trips. Cycling is still a viable option for confident cyclists, and the LPA may wish to secure cycle parking provision if they deem it appropriate to do so for this location.

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 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