

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	04/03/2025
LOCATION:	The Hermitage, Tower Hill, Horsham, RH13 0JS
SUBJECT:	DC/25/0115 Construction of dwelling and detached garage/store building. Creation of new vehicle access from Parthins Lane.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	N/A

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

This application seeks the construction of a dwelling with detached garage/store and creation of new vehicle access. The site is located on Parthins Lane, an unclassified road subject to a speed restriction of 30 mph.

Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) requests more information from the applicant, subject to the following comments.

Visibility has not been demonstrated for the proposed access point. As Parthins Lane is subject to a speed restriction of 30 mph in this location, visibility splays of 2.4m x 43m should be demonstrated in accordance with Manual for Streets (MfS) parameters. The splays should be drawn to the nearside edge of the carriageway in both directions and only cross land in control of the applicant and/or within publicly maintained highway. If splays of 43m are not achievable, the applicant can support a reduced splay length with a seven day speed survey.

In addition to the above, I note that the proposed garage falls short of the minimum internal specifications for a double-bay garage of 6m x 6m as outlined in MfS. To ensure modern sized cars can be accommodated inside, the applicant may wish to enlarge the garage to meet MfS specifications. However, I would not insist upon this, given the proposed driveway appears of suitable size to serve the parking demands of the development.

Please raise the above points with the applicant and reconsult. Upon receiving the requested information, the LHA can assess the application further.

Kyran Schneider
West Sussex County Council – Planning Services