

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	Highways, WSCC
DATE:	29/10/2025
LOCATION:	Barnards Nursery, Rock Road, Washington
SUBJECT:	DC/25/1584 Permission in Principle for the demolition of existing structures / buildings and erection of up to 4no. dwellings.
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.

This application seeks permission in principle (PIP) for the demolition of existing structures/buildings and erection of up to four dwellings. The site is located on Rock Road, a C-classified road subject to a speed restriction of 50 mph in this location.

For context, WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application DC/21/1519 (*Prior Notification for Change of Use of Agricultural Building to residential (C3) to form 4no dwellings*), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

The current application seeks permission in principle for the erection of up to four dwellings, with the indicative plans suggesting a mix of 2, 3 and 4 bedroom dwellings. The existing vehicle access point is shown to be utilised. Whilst visibility would likely not meet DMRB standards for a 50 mph speed restriction, there is weight to the fact the proposed development is not anticipated to give rise to material intensification of use when compared with the potential of the existing use at this site. However, improvements to visibility would be welcomed at Technical Details Stage if there is scope for this to be achieved.

The indicative plans also show dedicated parking and turning areas for each of the proposed dwellings. In principle, the proposed layout appears acceptable. However, the applicant will need to provide confirmation at Technical Details Stage in regards to dwelling size (i.e. number of bedrooms), and ensure that each proposed dwelling provides suitable off-street car and cycle parking provision in accordance with WSCC Parking Standards.

In summary, the LHA is limited in its ability to comment on an application for PIP. In principle, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

Kyran Schneider
West Sussex County Council – Planning Services