

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	Highways, WSCC
DATE:	10/09/2025
LOCATION:	Rowfold Lodge, Coneyhurst Road, Billingshurst, RH14 9DD
SUBJECT:	DC/25/1234 Demolition of existing buildings and erection of a dwelling (as an alternative to Prior Approval Ref. DC/24/0304)
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 existing buildings and erection of a dwelling. The site is located on Coneyhurst Road, an A-classified road subject to national speed limit in this location. The proposals are an alternative to the preceding prior approval at this site DC/24/0304, of which WSCC as Local Highway Authority (LHA) was a consultee for, raising no highway safety or capacity concerns.

Content

No alterations are proposed to the existing vehicle access point on Coneyhurst Road. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Coneyhurst Road. In addition, the proposals are not anticipated to give rise to a material intensification of use of the existing access point.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. From inspection of the plans, there appears to be sufficient space for three cars within the site, with space for on-site turning to be achievable.

The site is situated on the outskirts of Billingshurst, which provides local services, amenities and public transport links. However, this section of the A272 lacks formal footways and street lighting, which may encourage the use of the private car for residents. Cycling is a viable option for experienced cyclists, and provision for cycle parking is proposed, as outlined in the Application Form.

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

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