

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	4 February 2026
LOCATION:	3 Station Road Billingshurst RH14 9RF
SUBJECT:	DC/25/1946 Demolition of existing dwelling and erection of 1 no Detached 3 bed dwelling and 1 no pair of Semi-detached 3 bed dwellings with parking and facilities.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This application is for the demolition of existing dwelling and erection of 1 no Detached 3 bed dwelling and 1 no pair of Semi-detached 3 bed dwellings with parking and facilities. The site is located on Station Road, a C-classified road subject to a speed limit of 30mph.

The site is accessed via an existing shared dropped crossing. The proposed plans indicate that no alteration to the existing access arrangement is proposed. The existing access will provide vehicular access to the proposed dwellings. Visibility at the existing access appears sufficient for the anticipated road speeds in this location. The proposal is not anticipated to result in a material intensification of use of the existing access.

The proposed plans indicate that six parking spaces will be provided on site for the proposed development. The WSCC parking demand calculator expects that a minimum of seven spaces would be required for a development of this size and location, on an unallocated basis. If spaces are to be allocated, a minimum of nine parking spaces would be required. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed car parking provision. The applicant is encouraged to explore whether additional parking provision can be accommodated on site to reduce overspill parking on the public highway. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

The site is located within the centre of Billingshurst, within walking distance to a number of shops and services, including Billingshurst train station. Cycling is a viable option within the vicinity and the applicant proposes secure and covered cycle storage within each garden, to reduce reliance upon the private car.

Conclusion

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 the approved site plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Nicola Elliott
West Sussex County Council – Planning Services