

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	23/09/2025
LOCATION:	Threals Farm Cottages, Threals Lane, West Chiltington, RH20 2RF
SUBJECT:	DC/25/1232 Demolition of 2no. dwellings and erection of 3no. dwellings with associated parking.
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 the demolition of two existing dwelling and erection of three proposed dwellings with associated parking. The site is located on Threals Lane, an unclassified road subject to a speed restriction of 30 mph.

The existing vehicle access point on Threals Lane is to be utilised, with no alterations to this arrangement proposed. From inspection of the plans and WSCC mapping, there are no apparent visibility concerns with the existing point of access on Threals Lane.

In terms of network capacity, the net addition of a single dwelling is not anticipated to give rise to a significant material intensification of movements on the local highway network.

Nine car parking spaces are proposed for this development, which would be considered a suitable amount under WSCC Parking Standards. On-site turning appears achievable, allowing cars to exit the site in a forward gear. Provision for the secure storage of bicycles is also proposed.

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