

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council FAO: Jacques Burrowes
<b>FROM:</b>	WSCC – Highways Authority
<b>DATE:</b>	11 February 2026
<b>LOCATION:</b>	1 Byne Close Pulborough RH20 4BS
<b>SUBJECT:</b>	DC/26/0028 Demolition of existing bungalow. Erection of a replacement dwelling, double garage with associated landscaping and creation of a driveway.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters for demolition of existing bungalow and erection of a replacement dwelling at 1 Byne Close, Pulborough. The site is located on Byne Close, a privately maintained road. Byne Road adjoins the publicly maintained road south east of the site at the junction to Manleys Hill. As the site is accessed via a private road, these comments are for your advice only.

No alterations are proposed to the existing vehicle access arrangement onto Manleys Hill, from observation of collision data provided to WSCC from Sussex Police- there are no known safety concerns with the operation of this access. The access to the site is to be relocated and widened to accommodate two off-street parking spaces fronting a double bay garage. As the proposals seeks a replacement dwelling only, the LHA does not anticipate that the proposals would give rise to a material intensification of use of the existing vehicle access point. The dwelling would replace a 2-bed bungalow with a 4-bed house.

The off-street car parking shown is anticipated to satisfy the likely demand. A dwelling of this size in this location would require 3 no parking spaces. On-site turning is not achievable, however the practise of vehicles reversing onto Bynes Close is an established one with the existing property and it is considered that this is a low speed and lightly trafficked route, therefore not raising a severe highways safety concern.

Cycle parking can be provided within the proposed garage. The LPA may wish to secure details of cycle parking if they deem it appropriate to do so for this application. Secure and covered cycle parking provision for at least two bicycles would be expected for a dwelling of this size under WSCC Parking Standards.

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.

**Jodie Wilkes**  
**West Sussex County Council – Planning Services**