

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	11/12/2025
LOCATION:	Land Adjoining Nos 2 and 3 Townhouse Cottages, Coolham Road, Thakeham, RH20 3EW
SUBJECT:	DC/25/1909 Demolition of existing storage unit and erection of 2no. detached dwellings, associated private gardens, parking and landscaping.
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 an existing storage unit and erection of two detached dwellings. The site is located on Coolham Road, a B-classified road subject to a speed restriction of 40 mph in this location.

The proposed dwellings will be served by an existing vehicle access on the B2139, with a private access road linking the maintained highway to the application site. From inspection of local mapping, there are no apparent visibility concerns with the existing point of access onto the maintained highway. In addition, the proposed development is not anticipated to give rise to a significant material intensification of use of this existing access point.

Both dwellings will be provided with double-bay carports, and with space in front of these carports to accommodate two additional car parking spaces each. The proposed car parking provision would be in accordance with WSCC Parking Standards for a development of this size and location. On-site turning appears achievable, allowing cars to exit the site in a forward gear.

The villages of Thakeham and Abingworth provide some limited services within walking/cycle distance of the site. However, this location is generally more rural in nature, with this section of Coolham Road being unlit and lacking formal footways, which may encourage the use of the private car, especially for trips further field. Cycling is a viable option for more experienced cyclists, so the LPA may wish to secure cycle parking provision if they deem it appropriate to do so.

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.

Kyran Schneider
West Sussex County Council – Planning Services