

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	WSCC – Highways Authority
DATE:	23 October 2025
LOCATION:	Old Nursery Cottage Haglands Lane West Chiltington West Sussex RH20 2QR
SUBJECT:	DC/25/1588 Demolition of an existing bungalow and erection of 1no. five bedroom dwelling.
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 bungalow and erection of 1no five-bedroom dwelling. The site is located on Haglands Lane, an un-classified road subject to a speed limit of 30mph.

The site benefits from an existing access onto Haglands Lane. No alterations to the existing access are proposed. The proposed replacement dwelling is not anticipated to result in a material intensification of movements to or from the site.

The proposed dwelling will be provided with four parking spaces, which exceeds the minimum expected by WSCC's car parking demand calculator for a dwelling of this size and location. There appears to be sufficient space on site for vehicles to turn and exit onto the public highway in a forward gear.

The site is located within metres of a convenience store and within walking distance of bus stops providing services to Worthing and Midhurst. Cycling is a viable option for experienced cyclists and secure and covered cycle storage should be provided to encourage sustainable transport options and reduce the reliance upon the private car. Details of this can be secured via condition.

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 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.

Nicola Elliott

West Sussex County Council – Planning Services