

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	14/10/2025
LOCATION:	Owl Lodge, Littleworth Lane, Partridge Green, RH13 8EJ
SUBJECT:	DC/25/1380 Demolition of detached 1 bedroom residential dwelling plus associated out buildings and replacement with 3 bedroom residential eco dwelling and garage.
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.

Summary and Context

This application seeks the demolition of a detached one-bedroom residential dwelling and outbuildings and erection of a replacement three-bedroom residential eco dwelling and garage. The site is located on Littleworth Lane, a C-classified road subject to national speed limit in this location.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for similar application DC/24/0669 (*Demolition of one bedroom annexe and garden buildings and erection of a three-bedroom detached dwelling*), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways, and a subsequent appeal was dismissed.

Access and Visibility

A new vehicular access point is to be constructed on Littleworth Lane, following the demolition of the existing Owl Lodge. Details pertaining to access were previously assessed and accepted by the LHA for application DC/24/0669, and the current proposals appear to be identical to that of the previous application. Visibility splays of 150m in both directions have been demonstrated in accordance with ascertained seven-day speed survey data. The proposed access works will be subject to formal consent from WSCC to undertake works within the highway.

Parking and Turning

A driveway with double-bay garage is to be provided for the proposed dwelling. The proposed parking provision would be in accordance with WSCC Parking Standards for a dwelling of this size and location. On-site turning appears achievable, allowing cars to exit in a forward gear. The proposed garage is suitably sized to be considered for the secure storage of bicycles also.

Sustainability

The site is situated in a rural location, with Littleworth Lane lacking street lighting and formal footways. Littleworth Village is located approximately 850m to the south, and Partridge

Green approximately 1.8km. The LHA does anticipate that residents would have a reliance on the private car for most trips, but cycling remains a viable option for confident cyclists.

Conclusion

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 and informative should be applied:

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved drawing.

Reason: In the interests of road safety.

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

Conditions

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Kyran Schneider
West Sussex County Council – Planning Services