

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	08/12/2025
LOCATION:	Land To The South of Amberley Close Playing Fields, Rowlands Road, Horsham, RH12 4LH
SUBJECT:	DC/25/1899 Erection of 1no single-storey detached self-build / custom-build dwelling with associated works.
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

This application seeks the erection of a single-storey detached self-build/custom-build dwelling with associated works. The site is located off Rowlands Road, an unclassified road subject to a speed restriction of 30 mph. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety or capacity concerns for this application.

Access and Capacity

No vehicular access is associated with this site. Pedestrian access to the site can be achieved via the existing footways off of Rowlands Road. The LHA are satisfied that the number of movements generated by a single dwelling can be accommodated into the local highway network without adverse safety impact.

Stopping-Up Order

The applicant should be aware that the land of which the dwelling is to be located is publicly maintained highway. For this land to be incorporated into the site, the highway rights need to be formally removed by way of a Stopping-Up Order. This is controlled by Section 247 of the Town and Country Planning Act and would be subject to a separate process administered by the Department for Transport's National Casework Team. The Highway Authority along with other statutory undertakers and interested parties would be consultees in this process.

Vehicle Parking

No vehicular parking is proposed to serve the dwelling. As such, vehicular parking would have to be accommodated on-street. Under WSCC Parking Standards, the LHA would expect a dwelling of this size and location to provide at least two car parking spaces. The LHA does not anticipate that the proposed nil car parking provision would give rise to a highway safety concern, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Sustainability

The site is situated in a sustainable location that is within walking/cycle distance of local services, amenities and public transport connections. Cycling is a viable option in the area and cycle parking provision has been demonstrated in the plans. Cycle parking provision for

at least two bicycles should be provided in accordance with WSCC Parking Standards, and such provision should be made covered and lockable.

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 condition and informative should be applied:

Condition

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.

Informative

Stopping Up Order

The applicant is advised that the existing public highway to be incorporated into the development must be the subject of a Stopping Up Order. This process must be successfully completed prior to any highway land being enclosed within the development. The applicant should contact the Department for Transport's National Transport Casework Team in order to commence this process:

National Transport Casework Team
Tyneside House
Skinnerburn Road
Newcastle Business Park
Newcastle upon Tyne
NE4 7AR

<https://www.gov.uk/government/publications/stopping-up-and-diversion-of-highways>

Kyran Schneider
West Sussex County Council – Planning Services