

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	Highways, WSCC
DATE:	25/11/2025
LOCATION:	Abbots Leigh, Washington Road, Storrington, RH20 4AF
SUBJECT:	DC/25/1831 Outline Planning Application with all matters reserved apart from access for 1no. 4-bedroom dwelling with associated private garden space, car 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 outline application with all matters reserved except access seeks the erection of one residential dwelling with associated private garden space, car parking and landscaping. The site is located off Washington Road, an A-classified road subject to a speed restriction of 40 mph 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/24/1965 (*Outline Application for the erection of 1No. dwelling with associated private garden space, car parking and landscaping with all matters reserved apart from access*), 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.

For the current submission, access to the site will be via an existing private slip road that currently serves Abbots Leigh and Abbots Barn. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access onto Washington Road. In addition, the proposals would not be anticipated to give rise to a significant material intensification of use of this existing access point.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern.

Whilst approval is only being sought on matters relating to access, the applicant has submitted an indicative site plan, suggesting a driveway providing two parking bays and a double-bay garage is proposed. This would be in accordance with WSCC Parking Standards for a dwelling of this size and location, and full details of proposed car and cycle parking provision would be expected at reserved matters stage. On-site turning appears achievable, allowing cars to exit in a forward gear.

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