

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council FAO: Daniel Holmes
<b>FROM:</b>	Highways, WSCC
<b>DATE:</b>	25/11/2025
<b>LOCATION:</b>	Kingsfold Lodge, Marringdean Road, Billingshurst
<b>SUBJECT:</b>	DC/25/1788 Permission in Principle for the erection of 1 dwellinghouse.
<b>DATE OF SITE VISIT:</b>	N/A
<b>RECOMMENDATION:</b>	Advice
<b>S106 CONTRIBUTION TOTAL:</b>	N/A

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

This application seeks Permission in Principle for the erection of one dwelling. The site is located on Marringdean Road, a C-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 application DC/21/0880 (*Erection of a two storey four bedroom detached dwelling and detached garage/workshop*), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

The plans suggest that the existing vehicle access point will be utilised, though further details would need to be provided at Technical Details Consent Stage. I note that the LHA assessed the use of the existing vehicle access point for application DC/21/0880, and this was considered acceptable.

As per the application type, details have not been provided in regards to dwelling size (number of bedrooms) or internal site layout. At Technical Details Consent stage, the LHA would expect details to be provided demonstrating proposed vehicular access arrangements to the site, sufficient space for parking and turning of vehicles in accordance with WSCC Parking Standards. Sufficient secure and covered cycle storage should also be demonstrated, to encourage sustainable transport methods and reduce the reliance upon the private car.

As outlined above, the LHA is limited in its ability to comment on an application for permission in principle. In principle, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

**Kyran Schneider**  
**West Sussex County Council – Planning Services**