

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	WSCC – Highways Authority
DATE:	18/12/2025
LOCATION:	1 Stane Street Close Pulborough RH20 1BD
SUBJECT:	DC/25/1776 Erection of a detached two storey, three bedroom dwelling within the curtilage of an existing residential property.
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 erection of a detached two storey, three bedroom dwelling within the curtilage of an existing residential property. The site is located on Stane Street Close, an un-classified road subject to a speed limit of 30mph.

The LHA has been reconsulted on this application following request for clarification of the access position. Revised plans have been provided demonstrating the correct location of the access in relation to the site and proposed new dwelling and parking provision.

The proposed plans indicate that four parking spaces will be provided on site for the two dwellings. This is assumed to be provided on the basis of two spaces per dwelling. The provision for the existing two bedroom is considered sufficient, however the WSCC parking demand calculator would anticipate that three parking spaces would be required for a new dwelling of this size and location. Any overspill parking would be required to be accommodated on street. The LHA would raise any highway safety concerns to the proposed parking provision, however the LPA may wish to consider the potential impacts of overspill parking from this development from an amenity point of view.

There appears to be sufficient space for vehicles to turn on site and exit in a forward gear. The plans indicate that a bike store will be provided to the front of the site to encourage sustainable transport methods and reduce the reliance upon the private car.

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 the approved site plan.

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