

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council FAO: Daniel Holmes
<b>FROM:</b>	Highways, WSCC
<b>DATE:</b>	09/01/2026
<b>LOCATION:</b>	Lock House, Lock, Partridge Green, RH13 8EG
<b>SUBJECT:</b>	DC/25/1881 Erection of a new build coach house building to be used as a holiday cottage. (Full Application).
<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 the erection of a coach house building to be used as a holiday cottage. The site is located off of Lock Lane, a privately maintained road – as such, these comments should be considered as advice only. The proposals are supported by a Transport Statement

Access to the maintained highway network is at the existing vehicle access point on Bines Road. A series of privately maintained roads link the maintained highway to the application site. From inspection of local mapping, there are no apparent visibility concerns with the existing point of access on Bines Road. In addition, the proposed development is not anticipated to give rise to a significant material intensification of use of this existing access.

Four car parking spaces are proposed to serve the development. Under WSCC Parking Standards for this type of use, the LHA would expect one car parking space per bedroom to be provided. There does appear to be space for additional parking to be provided within the site, but additional parking may need to be provided to ensure that all occupants can park on-site. I do appreciate that some occupants may car share, so I wouldn't necessarily expect the whole eight car parking spaces to be provided, but an increase in provision would be advised. Notwithstanding this, the LHA would not anticipate that overspill parking would impact upon the maintained highway network.

The site is located approximately 1.7km from the village of Partridge Green, which does provide services, amenities and public transport links. The LPA may wish to seek cycle parking provision if they deem it appropriate to do so, to promote sustainable travel.

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**