

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	16/07/2025
LOCATION:	Land Opposite Codmore Field House, Plot 3, Hill Farm Lane, Codmore Hill, RH20 1BJ
SUBJECT:	DC/25/0986 Erection of 1no. detached self-build / custom-build dwelling.
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 and Context

This application seeks the erection of one detached self-build/custom-build dwelling. The site is located on Hill Farm Lane, an unclassified road subject to national speed limit in this location.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application DC/23/1166 (*Proposed single pitch settled gypsy accommodation site*). No highway safety or capacity concerns were raised by the LHA. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways, and a subsequent appeal was dismissed.

Content

An existing vehicle access point on Hill Farm Lane will be utilised for this development, and no alterations to this arrangement are proposed. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Hill Farm Lane. In addition, a single dwelling would not be anticipated to give rise to a material intensification of use of the existing access point.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. From inspection of the plans, there is sufficient space on the proposed driveway for this parking demand to be accommodated, with space for on-site turning.

The site is located within walking/cycle distance of local services and amenities within Codmore Hill. Cycling is a viable option in the area, and provision for the storage of bicycles has been demonstrated in the plans. Regular bus services can be caught nearby from the A29, providing links to Pulborough and Horsham.

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.

Kyran Schneider
West Sussex County Council – Planning Services