

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSSC – Highways Authority
DATE:	26 January 2026
LOCATION:	1 Hilltop Cottages The Mount Ifield
SUBJECT:	DC/25/1954 Removal of existing barn building and erection of 5no. detached single storey self-build / custom build dwellings with associated works.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSSC), in its capacity as Local Highway Authority (LHA), have been consulted on this full application with regards to access, highway safety and capacity. The application is supported by a Planning Statement (PS) and associated plans.

Site Context

The application site is located to the south of The Mount, to the northwest of Ifield. The site currently comprises a barn building accessed from The Mount. The development proposals are for the demolition of this barn building and erection of 5 nos. detached, single-storey self-build / custom build dwellings (Class C3) with associated parking and landscaping. The development mix comprises 3 x 3-bed and 2 x 2-bed dwellings.

Access Arrangements

The proposed scheme continues to utilise the existing access from The Mount, via a private access drive. This access track will be improved to have a new permeable hardstanding. From inspection of local mapping, there are no apparent visibility concerns with the existing point of access on The Mount. An inspection of collision data provided to WSSC by Sussex Police from a period of the last 5 years reveals no reported incidents of personal injury accidents near to the proposed access. Therefore, there is no evidence to suggest the existing road layout is operating unsafely or that the proposal would exacerbate an existing safety concern. In addition,

Parking

A total of 10 car parking spaces is provided for the scheme with 2 spaces per dwelling. The proposed car parking spaces would be considered adequate for a dwelling of this size and location. Safe and secure cycle parking provision must be made to encourage sustainable travel. This can be accommodated within the curtilage of each dwelling. There appears to be sufficient on-site turning space within the internal layout for vehicles to exit in forward gear.

Sustainability

The site is situated in a rural location that lacks access to nearby services and amenities. In addition, The Mount and the surrounding roads are rural in nature, being unlit and lacking formal footways. As such, residents may have a reliance on the private car for most trips.

Trip Generation and Highway Impact

No traffic flow information has been provided with the current application. However, the Highway Authority, from experience with similar site context, are convinced that the vehicular trips from the proposed scheme would not result in a material impact on the operation of the local highway network.

Conclusion

The Highway Authority do 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 (NPPF), paragraphs 114 -117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following conditions should be applied:

CONDITIONS

Vehicle Parking

No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide adequate on-site car parking space for the development.

Cycle Parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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West Sussex County Council – Planning Services