West Sussex County Council - Planning Consultation Response

To: Horsham District Council
FAO: Jacques Burrowes
From: WSCC - Highways Authority

Date: 12 November 2026

LPA Reference: DC/26/1606
Location: The Bungalow
The Haven
Billingshurst
West Sussex
RH14 9BN
Proposal: Demolition of the existing cottage and erection of 2-storey dwelling.
Date of Site Visit: N/A
Recommendation: Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

The site is accessed via The Haven, a D class road subject to national speed restrictions at this point. It is proposed that the existing field access will be retained with no alterations. From observation of local mapping imagery, from observation of data supplied to WSCC from Sussex Police, it would appear that there have been no highways collisions or personal injury claims at or within close proximity of the existing access.

Neither the application form nor associated documents appear to mention vehicle parking. The current parking demand for a dwelling of this size is 2 parking space. With the proposed replacement dwelling, this raises to three parking spaces. Although no parking has been shown, the most up to date aerial photography available to WSCC appears to show that there would be sufficient space within the wider site to accommodate for parking. The property is set back from the publicly maintained highway via a private access route and therefore this practise would not be anticipated to cause a detriment to the operation of the publicly maintained highway.

In terms of capacity, the proposed replacement dwelling would not be anticipated to generate a severe material increase in movements over that which the existing dwelling and wider site could generate.

Based upon this observation, 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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services (Highways)