

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	10/08/2026
LOCATION:	Kestrel Farm, Harbolets Road, West Chiltington, RH20 2LQ
SUBJECT:	DC/26/1030 Demolition of agricultural barn and erection of one (self-build) dwellinghouse.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed demolition of agricultural barn and erection of a self-build dwelling. The site is located on Harbolets Road, a B-classified road subject to national speed limit.

For context, the LHA was previously consulted regarding highway matters for this site for application DC/25/0774 (*Prior Notification for the conversion of an agricultural building to a single dwellinghouse*), of which no highway safety or capacity concerns were raised. The LPA permitted the application.

The existing vehicle access point on Harbolets Road is to be utilised for this development. From inspection of WSCC mapping, visibility appears somewhat restricted at the existing access point, particularly to the south of the existing access point. Though this can be remedied by cutting back of existing vegetation.

I note that this access has served an existing agricultural use, and the proposals are not anticipated to give rise to a material intensification of use of the existing access point. In addition, an inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

Regarding vehicle parking, there appears to be sufficient space within the site to accommodate at least three car parking spaces, in accordance with WSCC Parking Standards. On-site turning appears achievable, allowing cars to exit the site in a forward gear. The LPA may wish to request secure cycle parking provision be provided if they feel it appropriate to do so for this site location.

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