

West Sussex County Council - Planning Consultation Response



To: Horsham District Council

Date: 6 October 2026

FAO: Daniel Holmes

From: WSCC - Highways Authority

LPA Reference: DC/26/1373

Location: Bramblewood, Newhouse Lane, Pulborough, RH20 3HQ

Proposal: Extensions and alterations to existing chalet bungalow, and erection of new detached 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.

This application is for extensions and alterations to existing chalet bungalow, and erection of new detached dwellinghouse. The site is located on Newhouse Lane, an unclassified road subject to a speed restriction of 40 mph.

The site has two existing vehicle access points onto Newhouse Lane; one access will be retained for the existing bungalow, and the other will be utilised by the proposed dwelling. An inspection of data supplied to WSCC by Sussex Police over a period the past five years reveals that have been no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest that the existing accesses to the site have operating unsafely or that the proposal would exacerbate an existing safety concern.

As this application is for a single additional dwelling, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

The applicant proposes four car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that a development of this size in this location would require at least five car parking spaces. From inspection of the plans, there is sufficient space on either driveway to accommodate an extra car parking space therefore the LHA raise no concerns regarding the proposed level of parking provision.

The proposed garage is suitably sized and on-site turning appears achievable. No details have been provided regarding cycle parking. The proposed garage could be used to provide secure cycle parking provision in accordance with WSCC Parking Standards, and this can be secured via a suitably worded condition.

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.

If the LPA are minded to approve the application, the following condition should be applied:

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 to be submitted to and approved by the Local Planning Authority.

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

Liz Corcoran

West Sussex County Council – Planning Services (Highways)