

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Nye
FROM:	WSCC – Highways Authority
DATE:	1 October 2026
LOCATION:	Land East of The Lawns, London Road, Ashington, West Sussex, RH20 3JR
SUBJECT:	DC/26/1358 Erection of 2 dwellings, gardens, parking and associated works.
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 the erection of two dwellings, gardens, parking and associated works. The site is located on a private access road, consequently these comments are for your advice only. The private access road adjoins the public highway at an existing junction onto London Road a C-classified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangements. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals one recorded collision within the vicinity of the site. However, this was not attributed to the use of the existing access. Therefore, there is no evidence to suggest the existing access has been operating unsafely, or that its continued use would exacerbate an existing safety concern.

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 six 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. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the proposed parking bays are suitably sized and on-site turning appears achievable. No information has been given regarding cycle parking. The LHA would request that secure, covered cycle parking be provided to promote sustainable transport options.

The site is situated in Ashington within walking/cycle distance of local services and amenities. Regular buses are available from London Road and cycling is a viable option in the area.

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 conditions should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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