

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	2 March 2026
LOCATION:	Oakwood House Bonfire Hill Southwater West Sussex RH13 9BU
SUBJECT:	DC/26/0134 Erection of a chalet style (self-build) 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.

Summary

This application seeks the erection of a chalet style dwelling on land at Oakwood House, Bonfire Hill. The site is located on Bonfire Hill, a C-classified road subject to the national speed limit in this location. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access

The existing vehicle access point on Bonfire Hill is to be used for the additional dwelling. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the junction with the public highway, onto Bonfire Hill. There is no evidence to suggest that the access is operating unsafely, or that the proposed additional dwelling would exacerbate an existing safety concern.

The Local Highways Authority is aware of a speed survey performed nearby which outlines that the 85th percentile speeds in this location are significantly lower than the posted speed limit. From observation of the plans and local mapping data made available to WSCC, there appears sufficient visibility at the existing access point.

It is not anticipated that a single additional dwelling in this location would generate a severe material increase in vehicular movements onto Bonfire Hill.

At the point of access to the publicly maintained highway two footpaths join, SOW/1653/1 and SOW/1655/3. The proposals will require vehicles to cross these PROW to gain access to the site. The LHA advise that the WSCC PROW teams are consulted regarding the proposals.

Parking

From inspection of the plans, there appears to be suitable space within the driveway to accommodate three vehicles, with space to perform a turn on site to egress the site in a forward gear. The WSCC Car Parking Demand Calculator indicates that this would be a sufficient amount to satisfy the likely demand.

Cycling is a viable option in the area; therefore, the LPA may wish to consider a condition outlining that secure and covered cycle parking is to be included to serve the development.

Sustainability

The site is situated within walking/cycle distance of local services and amenities within Southwater. However, Bonfire Hill lacks formal footways at the site access and some distance along its length which may make this a less desirable option for some.

Conclusion

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.

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 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.

Jodie Wilkes

West Sussex County Council – Planning Services