

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	20/02/2026
LOCATION:	Oakwood Farm, Storrington Road, Thakeham, RH20 3QT
SUBJECT:	DC/26/0149 Erection of chalet style (self-build) dwelling
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 erection of a chalet style (self-build) residential dwelling. The site is located on Storrington Road, a B-classified road subject to a speed restriction of 40 mph in this location.

The application site is served by an existing vehicle access point on Storrington Road, with no alterations proposed to this arrangement. From inspection of WSCC and local mapping, there are no apparent visibility concerns with the existing vehicle access point. In addition, a single dwelling would not be anticipated to give rise to a significant material intensification of use of this existing vehicle access point.

Two car parking spaces are proposed, and this would be considered suitable car parking provision for a dwelling of this size and location under WSCC Parking Standards. On-site turning appears achievable within the proposed parking area, allowing cars to exit the site in a forward gear.

The site is situated within walking/cycle distance of Storrington, which provides local services, amenities and public transport connections to larger urban areas. Cycling is a viable option in the area, and the LHA would request that secure cycle parking provision also be included as part of the proposals, to promote sustainable travel.

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 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.

Kyran Schneider

West Sussex County Council – Planning Services