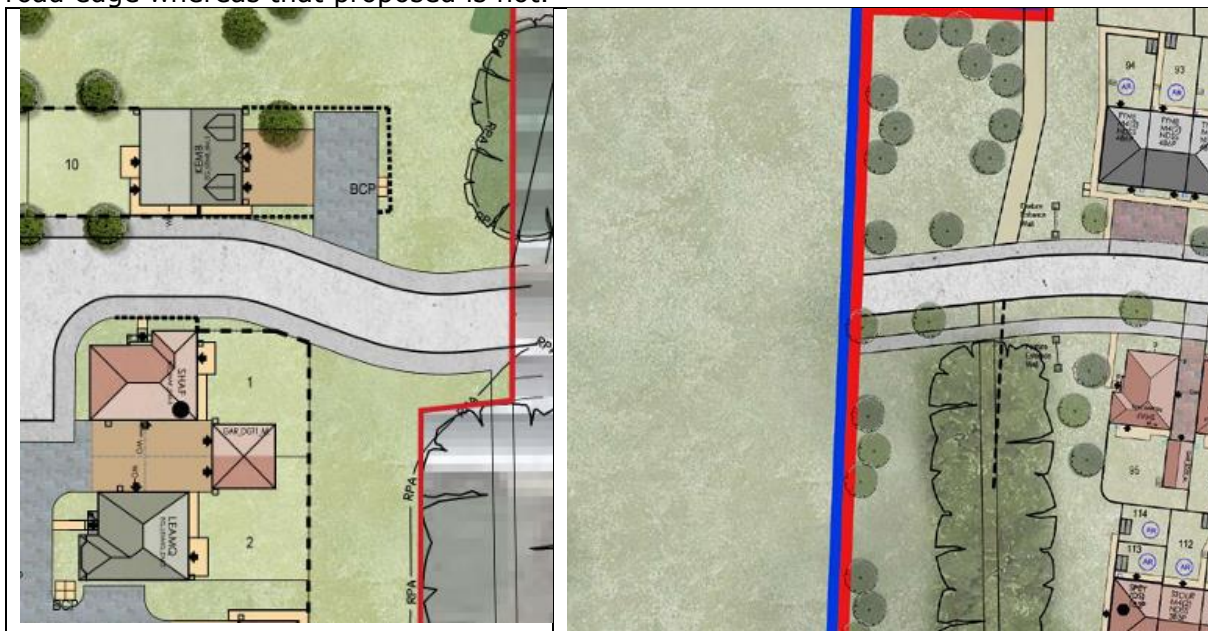


WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Nicola Pettifer
FROM:	WSCC – Highways Authority
DATE:	13 August 2026
LOCATION:	New Place Nurseries Ltd London Road Pulborough RH20 1AT
SUBJECT:	DC/26/1071 Reserved Matters application for the erection of 10 dwellings following approval of outline application DC/21/2321, as varied by DC/24/1204, relating to appearance, landscaping, layout and scale. This submission forms one of two Reserved Matters applications brought forward for the western parcel, alongside PP:14946627 (the ?Primary Scheme?). For the purposes of clarity, this application is referred to as the ?Alternate Scheme?. Together, these applications present two complementary design responses to the approved Outline Planning Permission (OPP).
RECOMMENDATION:	No Objection

It's recognised that the proposed development forms a further phase to the approved adjacent development approved under DC/24/1676. The current proposals seeks to continue the same principles established within the approved adjacent development. There are no particular concerns in these respects. WSCC would though question whether the footways on the southern side of the footway between the approved and proposed layouts actually will join up. From the plan extracts below (proposed on the left, approved on the right), the footway within the approved scheme is setback from the road edge whereas that proposed is not.



There doesn't appear to be any assessment of car parking within the proposals. Nevertheless, all of the dwellings appear to have at least two car parking spaces on a driveway along with a single or double garage (which count as 0.5 parking space within the WSCC Parking Guidance). Based on the WSCC Parking Guidance, adequate car parking appears to be provided. The only exception to this is visitor parking for which no dedicated spaces are provided. However, the carriageway width is such that some parking could place on-street without this resulting in any obstruction to the free flow of traffic.

Cycle parking would take place in the garages associated with the respective properties.

In summary, notwithstanding the comment concerning the footway that should be checked for consistency, no highway objection would be raised.

The only condition recommended relates to car parking.

Car parking space

No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Ian Gledhill

West Sussex County Council – Planning Services