

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	WSSC – Highways Authority
DATE:	6 May 2026
LOCATION:	9 Montpelier Gardens Pulborough RH20 3BW
SUBJECT:	DC/26/0567 Erection of 2no. semi-detached houses on land to the side of 9 Montpelier Gardens. Demolition of single storey element to side of existing No. 9 and erection of a two-storey rear extension to the host dwelling.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

WSSC as the CHA has considered the above application for the erection of two dwellings with car parking at 9 Montpelier Gardens, Washington. WSSC offer advice as follows.

Access

The site is on Montpelier Gardens a private road not maintained by WSSC. It meets the public highway at Old London Road, which is a 'D' classified road with a 60mph speed limit. Given the existing access serves residential dwellings and visibility is good with space at the end of the no thorough road to turn to exit in forward gear WSSC are satisfied there are no access issues.

Parking

4 car parking spaces will be provided, 2 per dwelling in line with parking standards. Cycle parking will also be provided for each dwelling in cycle stores in the rear gardens. EVC is also proposed.

Trips

The TRICS database has been used to demonstrate that 2 residential dwellings would generate approx. 7 two-way trips daily, with 1 in the AM/PM peak. This is not considered to be a material increase in trips to cause any highway safety or capacity issues.

Swept Path Diagrams

The SPA diagram 2601094-TK01 shows a car can enter and exit the spaces with ease to exit in forward gear. Montpelier Gardens also has a turning head at the end of the no through road to allow for cars to turn here.

Construction

Given the site is very constrained the applicant will need to provide information on access for construction plant and materials (see condition) as most vehicles associated with the build will need to use Old London Road and deliveries will need to be managed, likely with a banks man to reverse into Montpelier Gardens as the turning areas would not be large enough for HGV or large delivery vehicles.

Alison Meeus
West Sussex County Council – Planning Services

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.