

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Nye
FROM:	WSCC – Highways Authority
DATE:	29 September 2026
LOCATION:	Land To the North of Woodlawn High Street, Partridge Green West Sussex
SUBJECT:	DC/26/1383 Outline Application for the erection of one detached dwelling, with some matters reserved except access and layout.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information Required

I refer to your consultation in respect of the above planning application and would provide the following comments.

This proposal is for the erection of a single two-bedroom dwelling. This application is outline with all matters reserved except access and layout. The site is located on High Street, a B-classified road in Partridge Green subject to a speed restriction of 30 mph in this location.

Comments

The applicant outlines that adequate parking and turning space is available within the site to serve the proposed dwelling and host dwelling. It is noted however that with the orientation of the parking spaces as shown, the land seemingly proposed for turning use- to the rear of the parking spaces- lies outside of the red edge boundary of the site.

Can the applicant confirm that this hardstanding is within their control and that this space will be available for use. Can the applicant also outline the location of the existing parking provision for the host dwelling at this location and parking for any other users of the hardstanding area. This would allow for an assessment of the available space for turning and would ensure that the space remains available in perpetuity. It is assumed that there would be no boundary treatment within this open hardstanding location to separate/restrict the existing and proposed parking and turning locations. Parking spaces should measure a minimum of 2.4m x 4.8m each.

Although not directly a highways safety concern, residents should not carry waste bins further than 30 metres to a storage point for collection and refuse collection vehicles should be able to stop within 25 metres of the collection point. It is advised that the applicant contacts the refuse collection authorities for clarification on what would be an acceptable practise- should refuse vehicles be required to enter the site for collection- the ability for a turn on site manoeuvre should be demonstrated. Similarly, I am aware that there are building regulations requiring that a fire appliance can get within 45m of all points of a dwelling.

Conclusion

Clarification is sought on the available space within the hardstanding to the rear of Woodlawn, including any existing parking layout for the host dwelling or boundary treatments which may restrict manoeuvres. This is to assess the available space and ensure that all vehicles required to enter the site would retain the ability for a turn on site manoeuvre to safely egress onto the highway in a forward gear. Once additional information has been provided, please re-consult.

Jodie Wilkes
West Sussex County Council – Planning Service