West Sussex County Council - Planning Consultation Response

To: Horsham District Council
FAO: Jacques Burrowes
From: WSCC - Highways Authority

Date: 11 November 2026

LPA Reference: DC/26/1590

Location: Spinneys
Heathfield Copse
Pulborough
RH20 2NB
Proposal: Erection of 1 no chalet style dwelling and new vehicle access from Heathfield Copse.

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.

The site is located on Heathfield Copse, which is a privately maintained road, subsequently these comments are for your advice only.

Access to the publicly maintainable highway for vehicles, takes place at an established point of access with Nyetimber Lane, which is a D-classified road subject to a 30mph speed limit. There appear no proposed alterations to the existing accesses.
An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded collisions at the access point with Nyetimber Lane. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Given that the private road serves a number of other dwellings, the addition of an additional single dwelling is not anticipated to result in a material intensification of use onto Nyetimber Lane.

The proposed parking provision for the new dwelling will provide 2 external parking spaces. Secure and covered cycle parking has not been shown within the associated documentation, the LPA may wish to consider securing a cycle parking condition alongside any permission of the proposal. The WSCC parking demand calculator outlines that 3 vehicular parking spaces would be sufficient to serve a dwelling of this size in this location. It would not be considered that a single vehicle overspilling onto Heathfield Copse however would cause a severe residual impact on the operation of the adjoining highway network.

The LHA advise that the vehicle and cycle parking provisions are sealed via planning condition alongside any approval of this proposal.

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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Conditions
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.

Jodie Wilkes
West Sussex County Council – Planning Services (Highways)