

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	WSCC – Highways Authority
DATE:	17 September 2026
LOCATION:	Reflections 37 London Road, Pulborough, RH20 1AS
SUBJECT:	DC/26/1274 Demolition of existing buildings and erection of 3-storey apartment building containing 5 dwellings, together with associated refuse and bike storage and landscaping.
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.

This application is for the demolition of existing buildings and erection of 3-storey apartment building containing 5 dwellings, together with associated refuse and bike storage and landscaping. The site is located on London Road, an A-classified road subject to a speed restriction of 30 mph.

The LHA previously provided consultation advice for this site for application DC/21/1861. This Local Planning Authority (LPA) refused the application and one reason given was that the applicant has not demonstrated that a zero-parking development in this location would not have a safety impact on the highway, contrary to Policies 40 and 41 of the Horsham District Planning Framework (2015).

The site currently benefits from vehicle access and a detached garage to the rear of the site. As part of the proposals the garage and driveway will be lost resulting in a loss of 2-3 car parking spaces.

No vehicular parking is to be provided for this development. The WSCC Car Parking Demand Calculator indicates that a development of this size in this location would require at least nine car parking spaces. Consequently, vehicular parking would have to be accommodated on-street.

A parking beat survey has been undertaken by Reeves Transport Planning to evaluate the parking demand/availability. The survey was conducted over two nights in February 2022 and one night in June 2026 and surveyed on-street car parking spaces within 200m of the application site. The survey found the average parking stress in the latest dataset to be 45% within 200m of the application site, which suggests there is capacity for overspill parking to be accommodated on-street. As such, no parking capacity concerns would be raised in this regard, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The applicant has demonstrated a cycle store to the rear of the site, which will provide secure cycle parking provision in accordance with WSCC Parking Standards.

The site is situated in Pulborough within walking/cycle distance of local services and amenities. The site well connected by public transport, with buses available from London Road and Pulborough Train Station is situated approximately 1.2km south-west of the site.

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.

If the LPA are minded to approve the application, the following condition should be applied:

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.

Liz Corcoran
West Sussex County Council – Planning Services