

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Havant Borough Council FAO: Tamara Dale
FROM:	WSSC – Highways Authority
DATE:	23 March 2026
LOCATION:	West Chiltington House Harbolets Road West Chiltington West Sussex RH20 2LG
SUBJECT:	DC/26/0253 Demolition of the existing residential dwelling and erection of 5no. terraced houses (2no. 2 bed dwellings and 3no 3 bed dwellings).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSSC), in its capacity as Local Highway Authority (LHA), have been consulted on the above full planning application DC/26/0253 with regards to any highway safety or capacity concerns. The application is supported by way of a Planning, Design and Access Statement (PDAS) and associated plans.

Site Context

The proposals are for the demolition of the existing residential dwelling and erection of 5no. terraced houses. The development mix comprises 2 x 2-bed dwellings and 3 x 3-bed dwellings).

Access Arrangements

There are no changes proposed to the existing access arrangements from B2133 Harbolets Road, which is subject to 30mph. From inspection of the plans and local mapping, there appears to be no apparent visibility issue at the point of access onto B2133 Harbolets Road. An inspection of collision data provided to WSSC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of both accesses. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Sustainable Transport Accessibility

The site does not benefit from any footways along B2133 Harbolets Road which is not unusual in rural areas. There are limited public transport facilities; hence, proposed users would largely rely on private vehicular use.

Parking and Internal Layout

A car park at the existing location accommodating 8 nos. vehicle parking spaces will be provided. The LHA advise the provision of safe and secure cycle parking provision to encourage sustainable travel. Delivery and servicing will be carried out as per the existing arrangements.

Trip Generation and Highway Impact

No detailed trip generation exercise has been demonstrated within the supporting document. However, given that there are existing trips associated with the existing dwelling, trips from the additional 4 nos. dwellings are not anticipated to cause a material impact on the operation of the local highway network.

Conclusion

The Highway Authority do 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 (NPPF), paragraphs 114 -117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following conditions should be applied:

CONDITIONS

Vehicle Parking

No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide adequate on-site vehicle parking spaces 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 submitted to and approved by the LPA.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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West Sussex County Council – Planning Services