

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	17/08/2026
LOCATION:	Oakfield, Coolham Road, Coolham, RH13 8QE
SUBJECT:	DC/26/0944 Demolition of existing buildings and erection of 3no detached dwellings and associated works.
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.

Summary and Context

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed demolition of existing buildings and erection of three detached dwellings and associated works. The site is located on Coolham Road, a B-classified road subject to national speed limit in this location. The proposals are supported by a Transport Technical Note prepared by Dirmak, which the LHA has reviewed alongside the submitted application documents and plans.

The LHA was previously consulted regarding highway matters for this site for application DC/23/2301 (*Prior Approval for Change of Use of agricultural buildings to 4No. dwellings (Class C3)*), of which no highway safety or capacity concerns were raised. The LPA permitted the application.

Access and Visibility

The existing vehicular access point on Coolham Road is to be utilised, with no alterations proposed to this existing access arrangement. Vehicular visibility has been demonstrated for the existing access point, with achievable splays of 359m to the north and 120m to the south.

Whilst the southern splay would technically be substandard for a 60 mph speed restriction, the LHA recognise that this is an existing access that serves wider uses within the site, and the proposed development is not anticipated to give rise to a material intensification of use. In addition, an inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern.

Parking and Turning

Each of the proposed dwellings are to be provided with two-bay carports and driveways, providing sufficient vehicle parking provision in accordance with WSCC Parking Standards. Secure cycle parking provision is also proposed for this development. From inspection of the plans, each plot exhibits suitable space for on-site turning to be achievable, allowing cars to exit the site in a forward gear.

There is an assumption that refuse collection will take place from the roadside as per the existing arrangement. Again, this appears to have operated safely for dwellings along

Coolham Road, so no concerns would be raised in this regard. Though if refuse vehicles are required to enter the site, then provision and demonstration of on-site turning for refuse vehicles should be demonstrated.

Sustainability

The site is located in a rural location that lacks access to nearby services and amenities within walking distance. Nearby bus services can be caught from Coolham Road, though these are limited in their frequency. In addition, Coolham Road lacks formal footways and street lighting in this location. So, the LHA anticipates that residents may rely on the private car for travel. Ultimately, it is the LPAs decision to consider aspects of sustainability/accessibility as part of their decision-making process.

Conclusion

In summary, 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 (paragraph 116), 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:

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

Kyran Schneider
West Sussex County Council – Planning Services