

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                 | Horsham District Council<br>FAO: Shazia Penne                                 |
| <b>FROM:</b>               | Highways, WSCC                                                                |
| <b>DATE:</b>               | 17/08/2026                                                                    |
| <b>LOCATION:</b>           | Land at Wickhurst Lane, Broadbridge Heath, RH12 3LU                           |
| <b>SUBJECT:</b>            | DC/26/0914<br>Demolition of shed and erection of 1no. detached dwellinghouse. |
| <b>DATE OF SITE VISIT:</b> | N/A                                                                           |
| <b>RECOMMENDATION:</b>     | Advice                                                                        |

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

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 shed and erection of a detached dwelling. The site is located on Wickhurst Lane, an unclassified road subject to a speed restriction of 20 mph.

The site is served by an existing dropped kerb on Wickhurst Lane, and no alterations are proposed to this existing access arrangement. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Wickhurst Lane. In addition, the proposed development is not anticipated to give rise to a significant material intensification of use.

Regarding parking, two off-street car parking spaces are proposed fronting the site, which would be in accordance with WSCC Parking Standards for a dwelling of this size and location. On-site turning does not appear achievable, so cars may have to exit in a reverse gear – however, this would not be anticipated to give rise to a highway safety concern, owing to good forward visibility along Wickhurst Lane. Neighbouring properties operate similar access arrangements with no known safety concerns.

The site is situated in a location the LHA considers sustainable, this being within walking/cycle distance of local services, amenities and public transport connections. Cycling is a viable option in the local area, and provision for the secure storage of bicycles has been demonstrated in the plans.

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 conditions 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

*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.

**Kyran Schneider**

**West Sussex County Council – Planning Services**