

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	28/08/2026
LOCATION:	Dunnocks, Emms Lane, Brooks Green, RH13 0TR
SUBJECT:	DC/26/1227 Permission in Principle for the erection of 1no. (self-build) dwelling.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed Permission in Principle (PIP) for the erection of a self-build dwelling. The site is located on Coolham Road, a C-classified road subject to a speed restriction of 40 mph in this location.

The LHA was previously consulted regarding highway matters for this site for application DC/25/1520 (*Permission in Principle for 1no. self build dwelling on previously developed land at Dunnocks*), of which no highway safety or capacity concerns were raised in principle. The LPA refused the application on grounds unrelated to highways, and a subsequent appeal was dismissed.

For the current PIP application, the indicative plans suggest a new vehicle access point will serve the site on Coolham Road. For road speeds of 40 mph, the LHA would expect visibility splays of 2.4m x 120m to be provided in accordance with DMRB CD109 parameters. From inspection of WSCC mapping, it would appear that such splays may be achievable.

The indicative floor plans suggest that a four-bedroom dwelling would be provided at this site. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. A designated off-street parking area and garage is shown on the indicative plans, with space for turning.

At Technical Details Consent stage, the LHA would expect details to be provided demonstrating proposed vehicular access arrangements to the site with demonstrated visibility splays, and sufficient space for off-street parking and turning of vehicles in accordance with WSCC Parking Standards. Sufficient secure and covered cycle storage should also be demonstrated, to encourage sustainable transport methods and reduce the reliance upon the private car.

As outlined above, the LHA is limited in its ability to comment on an application for permission in principle. In principle, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

Kyran Schneider
West Sussex County Council – Planning Services