

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	17 March 2026
LOCATION:	Nash Manor Lower Nash, Nutbourne Lane, Pulborough, RH20 2HS
SUBJECT:	DC/26/0158 Demolition of agricultural barns and the erection of a 3no. bedroom dwelling with the retention of existing access arrangements, parking 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 proposal is for the erection of the demolition of agricultural barns and the erection of a 3no. bedroom dwelling with the retention of existing access arrangements, parking and landscaping. The site is located on Nutbourne Lane, a C-classified road subject to a speed restriction of 30 mph. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for this site for application DC/24/1681, raising no highway safety concerns. This Local Planning Authority (LPA) permitted the application.

There are no proposed changes to the existing access arrangements. As this application is for a single dwelling only, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

The applicant proposes four car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the proposed parking area is suitably sized and on-site turning appears achievable. The LPA may wish to secure cycle parking provision if they feel it is appropriate to do so.

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 proposals.

Liz Corcoran
West Sussex County Council – Planning Services