WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	28 August 2025
LOCATION:	The Vineries Nurseries, The Cabin, Lambs Green, Rusper, West Sussex, RH12 4RG
SUBJECT:	DC/25/1219 Erection of a replacement dwelling.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application is for demolition of existing three bed dwelling at The Vineries Nurseries, The Cabin, Lambs Green Road and erection of replacement three bed dwelling. The site is located on Lambs Green Road, a C class road subject to 40mph speed restrictions.

The submitted plans indicate that the existing access will be retained with no changes proposed. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded Highways injuries or accidents at this location to flag an existing concern with the use of this access.

The proposal to replace the existing dwelling is not anticipated to result in a material intensification of use of the point of access onto Lambs Green Road, or result in a highway safety or capacity issue. The proposed dwelling is similar in scale and includes the same number of bedrooms as the current dwelling and therefore the parking demand and movements associated with its use would not be anticipated to change as a result of the proposal.

Parking has been offered to serve the dwelling with two spaces demonstrated and including space for a turn on site. There appears space for additional parking to be accommodated within the allocated parking area. The application forms outline that 5 spaces exist and will be retained to serve the property. From consulting the WSCC Parking Demand Calculator, three parking spaces would be considered sufficient to serve the likely demand. Space exists within the site for additional ad-hoc parking if required.

The applicant has outlined an intention to include cycle parking. The LPA may wish to condition a secure and covered cycle parking arrangement alongside this application.

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 are advised:

Conditions

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 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.

Jodie Wilkes
West Sussex County Council – Planning Service