

West Sussex County Council - Planning Consultation Response



To: Horsham District Council

Date: 4 October 2026

FAO: Sophie Moore

From: WSCC - Highways Authority

LPA Reference: DC/26/1311

Location: Land At 518795 120095

Jolesfield

Partridge Green

West Sussex

RH13 8JT

Proposal: Outline application for the development of 9 new residential dwellings, with all matters reserved except for access.

Date of Site Visit: N/A

Recommendation: No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on this outline planning application DC/26/1311 for the development of 9 nos. new residential dwellings (Class C3), with all matters reserved except for access. The application is supported by a Technical Note (TN) and associated plans. The site was subject to a similar application under reference DC/26/0262 which was refused.

Access and Visibility

The site is located along B2135 Jolesfield, approximately a kilometre north of Partridge Green village. There are two access points proposed for the scheme. The southern access is near to the Public Rights of Way (PRoW); hence, separate comments are submitted by the PRoW team.

A 7-day traffic speed surveys recorded 85th percentile speeds of 47.5mph Northbound and 45.9 Southbound. In accordance with the Design Manual for Roads and Bridges (DMRB), drawing 9469-JOL-RGP-XX-XX-DR-T-001 demonstrates that visibility splays of 2.4m x 103.7m to the left and 2.4m x 98.3m to the right are achievable. These splays are measured to the nearside kerb line from a setback distance of 2.4 metres. Drawing 9469-JOL-RGP-XX-XX-DR-T-001 demonstrates forward visibility in excess of 98m from an approaching vehicle to a vehicle waiting to turn into the site from the B2135.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded incidents of personal injury immediately near to the proposed access points. Therefore, there is no evidence to suggest the existing access is operating unsafely, or that the proposal would exacerbate an existing safety concern.

Parking and Internal Layout

Layout is a reserved matter, but an indicative site plan has been submitted as part of this application. The scheme proposes to provide a total of 26 car parking spaces, but no

development mix is specified at this stage. The site lies within parking behaviour zone (PBZ) 1 which specifies a parking requirement of 1.5 spaces for a 1-bed, 1.7 spaces for a 2-bed, 2.2 spaces for a 3-bed and 2.7 spaces for a 4+ bed unit. At Reserved Matters Stage, the LHA would expect that adequate car and cycle parking spaces will be demonstrated in accordance with WSCC's parking guidance.

Swept path analysis is carried out for a delivery van (JOL-RGP-XX-XX-DR-T-003), a refuse vehicle (JOL-RGP-XX-XX-DR-T-004), and a fire tender JOL-RGP-XX-XX-DR-T-005). The diagrams within the TN appendices demonstrate the suitability of the access with adequate internal carriageway width and geometry for these vehicles and turn within site and exit in forward gear, using the internal turning heads.

Conclusion

The Local Highway Authority (LHA) do 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 (NPPF), paragraphs TR1 – TR8, as revised August 2026. Therefore, there are no transport grounds to resist this proposal.

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West Sussex County Council – Planning Services (Highways)