

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSSC – Highways Authority
DATE:	15 September 2026
LOCATION:	Land West of Little Millfields Horsham Road, Rowhook Horsham West Sussex RH12 3PZ
SUBJECT:	DC/26/1317 Demolition of existing buildings and erection of a 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.

This application is for the demolition of existing buildings and erection of a single storey dwelling. The site is accessed via a shared private access, as such comments are for advice only. The nearest public highway is at the junction with Horsham Road, a C-classified road subject to a speed limit of 40mph.

The LHA was consulted on a similar application at this site under ref: DC/25/1360. The LHA did not raise any highway safety concerns to the proposal; however, the application was withdrawn by the applicant. This application is an alternative to approved prior notification ref: DC/25/0124 for change of use of former stable building to 1no. dwellinghouse with associated replacement wall cladding, roofing material, windows, doors and rainwater goods. The LHA were not consulted on the application.

The site will be accessed via the existing access point onto the shared private access. No alterations to the access point onto Horsham Road are proposed. The principle of a dwelling in this location has been established through ref: DC/25/0124 and as such, no highways safety concerns would be raised with regards to vehicle movements at the junction with Horsham Road.

The proposed plan does not demonstrate parking spaces for the proposed dwelling; however it appears that there is sufficient space on site for at least three vehicles to park and turn. and exit onto the public highway in a forward gear.

The proposed plans also indicate secure and covered cycle storage for at least 4 bikes, to promote sustainable transport options and to reduce the reliance upon the private car.

Conclusion

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 (in line with TR6 paragraph 4), 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 required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. 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 the approved plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Nicola Elliott
West Sussex County Council – Planning Services