West Sussex County Council - Planning Consultation Response

To: Horsham District Council

Date: 23 November 2026

FAO: Hannah Darley

From: WSCC - Highways Authority

LPA Reference: DC/26/1641

Location: Linden Farm, Marlpost Road, Horsham, RH13 9BZ

Proposal: Demolition of existing garage and erection of (self-build) dwelling and detached double garage.

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 garage and erection of (self-build) dwelling and detached double garage. The site is located on Marlpost Road, an unclassified road subject to national speed limit.

The site will be accessed via an existing farm track that adjoins the publicly maintained highway at an existing junction onto Marlpost Road. An inspection of data supplied to WSCC by Sussex Police over a period the past five years reveals that have been no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest that the existing junction and access is operating unsafely or that the proposal would exacerbate an existing safety concern.

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 double-bay garage and parking area are suitably sized and on-site turning appears achievable. The garage has adequate space to provide secure cycle parking provision in accordance with WSCC Parking Standards.

The site is situated in a rural area that lacks access to immediate services, amenities, and public transport links. The nearest town is Horsham, approximately 6km north-east of the site. In addition, Marlpost Road lacks footways and street lighting which means residents may have a reliance on the private car. Cycling is an option for confident cyclists.

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 condition should be applied:

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

Liz Corcoran
West Sussex County Council – Planning Services (Highways)