

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	22/12/2025
LOCATION:	1 Hilltop Cottages, The Mount, Crawley Down, RH11 0LF
SUBJECT:	DC/25/1963 Demolition of existing outbuilding. Erection of 1no detached two storey dwelling with associated works.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the demolition of an existing outbuilding and erection of a detached two-storey dwelling with associated works. The site is located off The Mount, an unclassified road subject to a speed restriction of 40 mph.

The application site will utilise the existing vehicle access point on The Mount, with a private access drive linking the maintained highway to the existing parking area. From inspection of local mapping, there are no apparent visibility concerns with the existing point of access on The Mount. In addition, the proposed erection of a single dwelling would not be anticipated to give rise to a significant material intensification of movements on the local highway network.

Two car parking spaces are proposed within the existing parking area, and this would be considered suitable provision for a dwelling of this size and location. Sufficient parking space is also to be retained for the existing dwelling at this site. On-site turning appears achievable, allowing cars to exit the site in a forward gear.

The site is situated in rural location that lacks access to nearby services and amenities. In addition, The Mount and the surrounding roads are rural in nature, being unlit and lacking formal footways. As such, residents may have a reliance on the private car for most trips. Cycling could be viable for confident cyclists, and the proposals do include provision for the secure parking of bicycles.

In summary, 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.

Kyran Schneider
West Sussex County Council – Planning Services