

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Nye
FROM:	WSCC – Highways Authority
DATE:	22 June 2026
LOCATION:	Stable Block, Kettlesbridge Farm, West Chiltington Lane, Coneyhurst, RH14 9DN
SUBJECT:	DC/26/0693 Demolition of building and construction of new dwellinghouse with associated gardens, parking and use of access to West Chiltington Lane.
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 building and construction of new dwellinghouse with associated gardens, parking and use of access to West Chiltington Lane. The site is located on West Chiltington Lane, a C-classified road subject to national speed limit.

The LHA previously provided consultation advice for this site for application DC/24/1962 raising no highway safety concerns. This Local Planning Authority (LPA) permitted the application.

There are no proposed changes to the existing access arrangements. 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 access is operating unsafely or that the proposal would exacerbate an existing safety concern. This proposal is not anticipated to result in an increased intensification of use on the access.

The applicant proposes three 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 two car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision. From inspection of the plans, the proposed parking areas are suitably sized and on-site turning appears achievable.

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 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