

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	WSSC – Highways Authority
DATE:	16 June 2026
LOCATION:	1 Stane Street Close Pulborough RH20 1BD
SUBJECT:	DC/26/0788 Erection of a detached chalet style two bedroom dwelling within the curtilage of an existing residential property.
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 erection of a detached two storey, two bedroom dwelling within the curtilage of an existing residential property. The site is located on Stane Street Close, an un-classified road subject to a speed limit of 30mph.

The LHA was previously consulted on an application for a three bedroom dwelling under ref: DC/25/1776 to which no highways safety concerns were raised, however the application was refused by the LPA on separate grounds.

The proposed plans indicate that four parking spaces will be provided on site for the two dwellings. This is assumed to be provided on the basis of two spaces per dwelling and would be considered to be sufficient provision.

There appears to be sufficient space for vehicles to turn on site and exit in a forward gear. The plans do not indicate whether secure and covered cycle storage is to be provided within the site for the proposed dwelling, to encourage sustainable transport methods and reduce the reliance upon the private car. Details of this can be secured via condition.

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 (paragraph 116), 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 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

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

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