West Sussex County Council - Planning Consultation Response

To: Horsham District Council

Date: 16 November 2026

FAO: Jacques Burrowes

From: WSCC - Highways Authority

LPA Reference: DC/26/1715

Location: The Paddocks, Stane Street, Five Oaks, RH14 9AG

Proposal: Erection of 1.no two-storey dwelling with and associated landscaping.

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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed erection of a two-storey dwelling with associated landscaping. The site is located on Stane Street, an A-classified road subject to a speed restriction of 30 mph in this location.

Access and Visibility

The existing vehicle access point on Stane Street will be utilised for this development. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Stane Street. In addition, the proposed development for a single residential dwelling is not anticipated to give rise to a significant material intensification of use of this access.

A review of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions within the vicinity of the site access. Therefore, there is no evidence to suggest the existing access has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

Parking and Turning

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. From inspection of the plans, there appears to be sufficient space within the proposed paved driveway and garage to accommodate this parking demand, with space for on-site turning to be achievable. The garage also appears suitably sized for the secure storage of bicycles.

Sustainability

The site is located in the village of Five Oaks, which is limited in terms of services and amenities within the immediate vicinity. However, Billingshurst to the south of the site is within walking/cycle distance. Nearby bus stops on Stane Street provide hourly services (Bus Route 100) into Billingshurst, as well as to Horsham and Burgess Hill.

Conclusion

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 (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

Kyran Schneider
West Sussex County Council – Planning Services (Highways)