WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	WSCC – Highways Authority
DATE:	16 May 2025
LOCATION:	Bowood, Bashurst Copse Itchingfield, West Sussex, RH13 0NZ
SUBJECT:	DC/25/0642 Demolition of existing dwelling and garage. Construction of replacement dwelling with detached garage/garden store.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary
The proposed will be accessed from Bashurst Copse, a Q class road adjoining Bashurst Hill to the west. Bashurst Copse is not an adopted road and consequently, these comments are for your advice only. From observation of the most recent Sussex Police Collision data, there would appear to have been no highways accidents or personal injury claims at the point of access on to the Locally Maintained Highway to suggest any existing issues at this location. The Local Highways Authority has previously been consulted on matters at this location under DC/24/1736– Demolition of existing dwelling. Construction of replacement dwelling with detached garage/garden store. The LHA raised no severe highways safety concerns to the proposal however this was refused by the LPA on grounds unrelated to highway safety.

Comments
The proposal is for a replacement 4-bedroom dwelling at Bowood with a new garage building. The existing access is to be retained for the replacement dwelling. The number of trips generated by this proposal is not anticipated to materially alter from the existing arrangement.

It appears that the garage will be to accommodate three vehicles. The WSCC parking guidance outlines that garage spaces make up for 0.5 spaces of a parking provision each. This garage is proposed to include space for cycle parking and include EV charging. The site provides ample space for vehicles to park within the associated hardstanding and would be sufficient to accommodate any additional/ overspill parking. This site also retains a turn on site capability to exit on to Bashurst Copse/Hill in a forward gear.
The parking provision is therefore considered acceptable.

Conclusion
The Local Highway Authority does not consider that the 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.

Should planning consent be granted, the LHA advise conditions securing parking and construction Management alongside it.

Jodie Wilkes
West Sussex County Council – Planning Services