

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	14/09/2026
LOCATION:	Batts, School Lane, Ashurst, BN44 4AY
SUBJECT:	DC/26/1258 Conversion of building to a single dwellinghouse, erection of detached garage with accommodation within the roof, provision of a garden area and additional planting.
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 conversion of building to residential dwelling, erection of detached garage with accommodation in roof and associated works. The site is located on School Lane, a C-classified road subject to a speed restriction of 20 mph.

The existing vehicle access point on School Lane is to be utilised for this development. This vehicle access was implemented relatively recently as part of planning application DC/22/0601, of which the access was assessed and approved by the LHA. The LHA would not raise any highway safety concerns regarding the use of the approved access for the current proposals. Additionally, the proposals are not anticipated to give rise to a significant material intensification of use of this existing access point.

Regarding parking, 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 double-bay garage and driveway to accommodate this demand. On-site turning appears achievable, allowing cars to exit the site in a forward gear. Provision for the secure storage of bicycles has also been demonstrated to the satisfaction of the LHA.

The site is located within Ashurst Village, which provides some local services and amenities within walking distance, such as a primary school. However, residents may have to rely on the private car for services further afield. Partridge Green to the north and Steyning to the south would be considered within cycle distance, though this may only remain an option for confident cyclists.

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