

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	28/10/2025
LOCATION:	Pound Place, Mill Lane, Partridge Green, RH13 8JU
SUBJECT:	DC/25/1564 Demolition of existing barn/outbuilding and lean-to. Construction of a detached dwelling and new driveway.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

Summary and Context

This application seeks the demolition of an existing barn/outbuilding and lean-to, and erection of a detached dwelling with new driveway. The site is located on Mill Lane, an unclassified road subject to a speed restriction of 40 mph in this location.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application DC/24/1710 (*Conversion of barn/outbuilding and attached lean-to into a three bedroom dwelling utilising existing vehicle access*), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) permitted the application.

Content

The existing vehicle access point on Mill Lane will be utilised, with a private access drive linking the maintained highway to the application site. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Mill Lane. In addition, the proposals are not anticipated to give rise to a significant material intensification of use of the existing vehicle access point.

Parking for two cars has been demonstrated on the plans, although there appears to be space for a third car to be accommodated, which would align the proposals with WSCC Parking Standards for a dwelling of this size. On-site turning appears achievable, allowing cars to exit the site in a forward gear.

The site is located on the outskirts of Littleworth and Partridge Green, which provide local services and amenities within walking/cycle distance of the site. Regular bus services can be caught from Mill Lane, although I do appreciate that Mill Lane lacks formal footways and street lighting, which may encourage private car use. Cycling is a viable option for confident cyclists, and the LPA are advised to secure cycle parking provision if they deem it appropriate to do so for this site location.

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 (paragraph 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services