

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	24 September 2026
LOCATION:	Wiltshires Farm Pickhurst Lane Pulborough RH20 1DA
SUBJECT:	DC/26/1297 Demolition of an agricultural building and shed, and the erection of a dwelling with associated driveway and landscaping.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

History

Previously the Local Highways Authority (LHA) has been consulted on matters at this address under the following applications:

- DC/17/096 - Prior Approval for the conversion of the existing barn into a residential dwelling. Permitted.
- DC/19/0591 - Demolition of an agricultural building and erection of a detached dwelling with associated access and landscaping, an alternative full planning application following the approval of the PN application above. Permitted.

The LHA raised no highways safety concerns to either of the above proposals.

Comments

The site is accessed via a private track which is maintained as a Public Right of Way, Footpath 1983. Due to the extant permissions at this location, the principle of development- in Highways Safety terms; has already been established.

As previous, the property is demonstrated as having 6 under croft parking spaces associated and there is ample space within the driveway and frontage to accommodate additional uncovered parking. Parking and turning arrangements appear acceptable and would be considered sufficient to allow vehicles to egress onto Pickhurst Lane in a forward gear.

No alterations are proposed at the access point, as with the previous submissions at this location. Access and visibility therefore remain unchanged over that previously agreed upon.

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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services