

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	04/09/2026
LOCATION:	Thistledown Cottage, Harbolets Road, West Chiltington, RH20 2LG
SUBJECT:	DC/26/0943 Demolition of existing buildings and erection of 2 No. 3-bedroom detached dwellings and associated landscaping works.
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.

Summary and Context

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed demolition of existing buildings and erection of two three-bedroom detached dwellings and associated landscaping works. The site is located on Harbolets Road, a C-classified road subject to a speed restriction of 30 mph in this location.

The LHA was previously consulted regarding highway matters for this site for application DC/24/1112 (*Demolition of existing buildings and erection of 2 x new build dwellings (in the alternative to permission granted under DC/23/1906 Prior Approval of Proposed Change of Use of Agricultural Building to form 2 dwellinghouses)*), of which no highway safety or capacity concerns were raised. The LPA refused the application on grounds unrelated to highways.

Access and Visibility

The applicant proposes to utilise the existing vehicular access point on Harbolets Road, and no alterations are proposed to this arrangement. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing vehicular access point. In addition, the proposals are not anticipated to give rise to a significant material intensification of use of the existing access point.

There would be a benefit for the existing access point to be formalised by means of implementing a vehicle crossover, and the LHA would request that this is sought by the applicant. Such works would be subject to a licence obtained from WSCC and constructed to a specification agreed with the local WSCC Highway Area Engineer.

Parking and Turning

Each dwelling will be provided with parking space for at least three cars, and this would be in accordance with WSCC Parking Standards for a development of this size and location. In addition, the site exhibits suitable space for on-site turning to be achievable, allowing cars to exit the site in a forward gear.

In addition to the above, cycle parking provision has been demonstrated for both dwellings in accordance with WSCC Parking Standards. The applicant should ensure that cycle parking provision is covered and lockable.

Sustainability

The site is situated in a rural location that lacks access to nearby services and amenities. In addition, the B2133 lacks street lighting and footways in this location. Therefore, residents may have a reliance on the private car. Cycling could be an option for confident cyclists.

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.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

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

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Kyran Schneider
West Sussex County Council – Planning Services