

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	04/09/2026
LOCATION:	Southwater House, Church Lane, Southwater, RH13 9BT
SUBJECT:	DC/26/1275 Demolition of 2 garden stores. Erection of 2-storey extension and conversion of stable block to create a 3-bedroom dwelling (Full Planning Permission).
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 demolition of existing garden store buildings and conversion and extension of existing stable block to create a three-bedroom dwelling. The site is located on Church Lane, a C-classified road subject to a speed restriction of 30 mph in this location.

The site is served by an existing vehicular access point on Church Lane, which is to be utilised for this proposal, with no alterations proposed. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access onto Church Lane. In addition, the proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

Vehicular parking is proposed within a courtyard garden, with an existing garage also being retained. An additional two-bay garage is also proposed. From inspection of the plans, there appears to be sufficient space to accommodate at least three car parking spaces in accordance with WSCC Parking Standards, and space for on-site turning to be achievable.

The site is situated within walking/cycle distance of local services, amenities and public transport connections within Southwater. Cycling is a viable option in the area, and there appears to be sufficient storage space on-site that can be utilised for secure cycle storage.

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