WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	09/05/2025
LOCATION:	26 South Street, Partridge Green, RH13 8EL
SUBJECT:	DC/25/0540 Erection of a new dwelling with associated parking and amenity space.
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 erection of a detached three-bedroom dwelling. The site is located on South Street, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for similar application DC/21/2045, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

Access and Visibility
The applicant proposes access to the front of the proposed dwelling. From inspection of WSCC mapping, the proposed access benefits from the presence of an existing dropped kerb, which can be utilised for access to the site. There are no apparent visibility issues with the proposed point of access onto South Street.

The LHA does not anticipate that the addition of one dwelling would give rise to a significant material intensification of movements to or from the site. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions with the vicinity of the site access. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning
The applicant proposes two parking spaces to the front of the proposed dwelling. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require three car parking spaces. As such, any overspill parking would have to be accommodated on-street. The LHA does not anticipate that this would lead to a highway safety concern or parking capacity issue, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

On-site turning does not appear achievable, so cars may have to exit the site in a reverse gear. However, this is not anticipated to result in a highway safety concern in this location, owing to sufficient visibility either side of the access.

The applicant should demonstrate secure and covered cycle parking provision in accordance with WSCC parking standards, which would be for two bicycles for this site. The inclusion of cycle parking helps promote the use of sustainable transport methods.

Sustainability
The site is located within Partridge Green Village, which provides some local services and amenities, such as shops and a school. Cycling is a viable option in the local area. Bus stops on nearby High Street provide regular bus services to larger urban areas, such as Brighton and Horsham.

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 should be applied:

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.

Kyran Schneider
West Sussex County Council – Planning Services