

From: Emma Avis <Emma.Avis@westsussex.gov.uk>
Sent: 31 March 2026 16:45:00 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: WSCC Consultation Response from County Highways - Planning Services - DC/26/0268
Categories: Consultations

TO:	Horsham District Council (HDC) - The Local Planning Authority (LPA) Planning officer: Bethan Tinning
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultee to the LPA Planning officer: Emma Avis
LOCATION:	Threals Farm Cottages Threals Lane Pulborough RH20 2RF
SUBJECT:	DC/26/0268 - Demolition of 2no. dwellings and erection of 4no. dwellings with associated parking, landscaping and alterations to the existing access.
DATE OF SITE VISIT:	
RECOMMENDATION:	No objection

- 1.1 The LHA has been consulted on the above application with regards to any highway safety or capacity matters.
- 1.2 A similar application on the same site for 3 dwellings was given planning consent by the LPA in December 2025, this is a material planning consideration.
- 1.3 The new application now proposes 4 dwellings, with 8 parking spaces and 3 visitor parking spaces. The Design & Access Statement states under section 1.3 that '*Access continues to be via the existing entrance from Threals Lane, which will be improved to accommodate turning and safe ingress/egress. No new access points are proposed, and a turning area is proposed within the site*'. Any works to the access that take place within the adopted highway will require to be undertaken under a minor highway works license.
- 1.4 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:

Conditions:

- Car parking space - 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:

- *Works within the Highway – Area Office Team* - The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Emma Avis (MCIHT) - Planner County Highways (Development Management) - Planning Services

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