

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	18/08/2026
LOCATION:	Ashfolds, Horsham Road, Rusper, RH12 4QX
SUBJECT:	DC/26/1093 Demolition of stable building and erection of a detached self-build dwelling, creation of driveway, parking and landscaping. Use of retained stable building as garage.
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 a stable building and erection of a detached self-build dwelling, with creation of driveway, parking and landscaping. The site is located on Horsham Road, a C-classified road subject to a speed restriction of 40 mph in this location.

Content

The existing vehicular access points on Horsham Road are to be retained for use by the proposed dwelling, with a new driveway linking the maintained highway to the application site. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing points of access on Horsham Road. In addition, the proposed development is not anticipated to give rise to a significant material intensification of use of the existing access points.

The plans demonstrate an off-street car parking area, which appears of sufficient size to accommodate at least two car parking spaces in accordance with WSCC Parking Standards. On-site turning appears achievable within the site, allowing cars to exit the site in a forward gear.

The site is situated on the periphery of Rusper Village, which provides some local services within walking/cycle distance, such as a primary school. However, this section of Horsham Road lacks formal footways and street lighting, which may encourage the use of the private car for residents. Cycling is a viable option for confident cyclists, and provision for secure cycle storage should be provided if the LPA believe it is appropriate to do so in this location.

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.

Kyran Schneider
West Sussex County Council – Planning Services