

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	22/12/2025
LOCATION:	Brooklands, New Hall Lane, Small Dole, BN5 9YH
SUBJECT:	DC/25/1980 Erection of 2no detached single storey self-build / custom-build dwellings with associated works.
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.

This application seeks the erection of two detached single-storey self-build/custom-build dwellings with associated works. The site is located on New Hall Lane, a privately maintained road – as such, these comments should be considered as advice only.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application DC/24/1101 (*Erection of 2No. detached dwellings with associated works*), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways, and a subsequent appeal was dismissed.

For the current application, access will be achieved via the privately maintained New Hall Lane. Access to the maintained highway network is at the existing access point with Henfield Road (A2037), approximately 275m east of the site. The proposed development is not anticipated to give rise to a significant material intensification of use of this existing access.

Each dwelling will be provided with parking space for at least three cars, and this would be considered suitable provision for a development of this size and location. On-site turning appears achievable, allowing cars to exit the site in a forward gear. Provision for the storage of bicycles is also proposed, and this LHA advise that such provision should be made covered and lockable.

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