

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	Highways, WSCC
DATE:	11/09/2026
LOCATION:	Jandola, New Hall Lane, Small Dole, BN5 9YH
SUBJECT:	DC/26/1284 Conversion of existing outbuilding to 1no. dwelling and associated works.
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 conversion of existing outbuilding to one dwelling with associated works. The site is located on New Hall Lane, a privately maintained road – as such, the comments provided here should be considered as advice only. New Hall Lane also forms part of Public Footpath no. HEN-2775, so the LPA may wish to consult WSCC Public Rights of Way for comments in this regard.

Access to the maintained highway network is at the existing access point on Shoreham Road. The privately maintained New Hall Lane links the maintained highway to the application site. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Shoreham Road. In addition, the proposals are not anticipated to give rise to a significant material intensification of use of this access.

Provision for two off-street car parking spaces have been demonstrated in the plans, which would be considered sufficient for a dwelling of this size and location under WSCC Parking Standards. On-site turning appears achievable, allowing cars to exit the site in a forward gear. The LPA may wish to secure cycle parking provision, to promote sustainable transport methods.

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