

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/26/1356 Permission in Principle (PIP) application for the erection of 1no dwelling.
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.

This application seeks Permission in Principle for the erection of one detached dwelling. The site is located on New Hall Lane, a privately maintained road – as such, these comments should be considered as advice only.

The indicative plans suggest that the existing vehicular access on New Hall Lane will be utilised to serve the site. 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.

As per the application type, details have not been provided in regards to dwelling size (number of bedrooms) or site layout. At Technical Details Consent stage, the LHA would expect details to be provided demonstrating proposed vehicle access arrangements and sufficient space for parking and turning of vehicles in accordance with WSCC Parking Standards. Sufficient secure and covered cycle storage should also be demonstrated, to encourage sustainable transport methods and reduce the reliance upon the private car.

As outlined above, the LHA is limited in its ability to comment on an application for permission in principle. In principle, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

Kyran Schneider
West Sussex County Council – Planning Services