WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	24/06/2025
LOCATION:	Willow Pond House, New Hall Lane, Small Dole, BN5 9YH
SUBJECT:	DC/25/0835 Erection of a two storey detached dwelling (Retrospective).
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 retrospective erection of a two-storey detached dwelling. The proposals are retrospective, with the Application Form stating the works were completed on 01/11/2022. 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) previously provided consultation advice for this site for similar application DC/19/0532, raising no highway safety or capacity concerns. The Local Planning Authority (LPA) permitted the application.

Access to the maintained highway network is at the junction with Henfield Road (A2037). From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access onto the maintained highway network. In addition, a single dwelling is not anticipated to give rise to a significant material intensification of movements on the maintained highway network.

The site is served by an existing driveway, which appears sufficient to meet the parking needs of the property. 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 travel.

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