

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	WSCC – Highways Authority
DATE:	2 January 2026
LOCATION:	Stonepits Manor Marringdean Road Billingshurst RH14 9HE
SUBJECT:	DC/25/1993 Use of the land for the siting of 3no. glamping pods for tourist accommodation.
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 is for the use of the land for the siting of 3no. glamping pods for tourist accommodation. The site is located on a privately maintained road, as such these comments are considered advice only. The nearest publicly maintained highway is Marringdean Road, a C-classified road subject to a speed limit of 40mph in this location.

The proposal will utilise the existing access point onto the private road. The holiday let use of the glamping pods it not considered to result in a material intensification of use of the existing access onto Marringdean Road. The proposed plans indicate that three parking spaces will be provided on site for the glamping pod use – one space per pod. This is considered sufficient provision for the proposal. Vehicles will have space to turn on site and exit onto the public highway in a forward gear. The LHA would expect that secure and covered cycle storage be provided for the proposal also, to encourage sustainable transport methods and reduce reliance upon the private car. Details of this car be secured via condition.

Conclusion

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.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Nicola Elliott
West Sussex County Council – Planning Services