

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	Highways, WSCC
DATE:	17/08/2026
LOCATION:	Land Known As Pinkhurst Stud, Pinkhurst Lane, Slinfold, RH13 0QR
SUBJECT:	DC/26/1066 Sitting of a static caravan as a temporary rural workers dwelling (Retrospective).
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 retrospective siting of a static caravan for use as a temporary rural workers dwelling. The site is located on Pinkhurst Lane, an unadopted road – as such, these comments should be considered as advice only.

For context, the LHA was previously consulted regarding highway matters for this site for application DC/25/2089 (*Sitting of a static caravan as a temporary rural workers dwelling (Retrospective)*), of which no highway safety or capacity concerns were raised. The LPA refused the application on grounds unrelated to highways.

For the current submission, access to the maintained highway network is at the existing junction with Lyons Road. The unadopted road Pinkhurst Lane links the maintained highway network to the application site. From inspection of local mapping, there are no apparent visibility concerns with the existing point of access on Lyons Road.

With applications such as this, the provision of workers' accommodation can be seen as a benefit in highways terms, as it limits the number of vehicular movements associated with commuting to the site.

From inspection of the plans, there appears to be suitable space within the site to accommodate an appropriate amount of vehicular parking to serve the dwelling. Regarding cycle parking for the proposed dwelling, no details have been submitted, although the LHA recognise the rural site location whereby cycling may not be a viable option. If the LPA believes cycle parking is justifiable for this application, the applicant can demonstrate secure and covered cycle parking provision in accordance with WSCC Parking Standards.

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