West Sussex County Council - Planning Consultation Response

To: Horsham District Council

Date: 6 November 2026

FAO: Sophie Moore

From: WSCC - Highways Authority

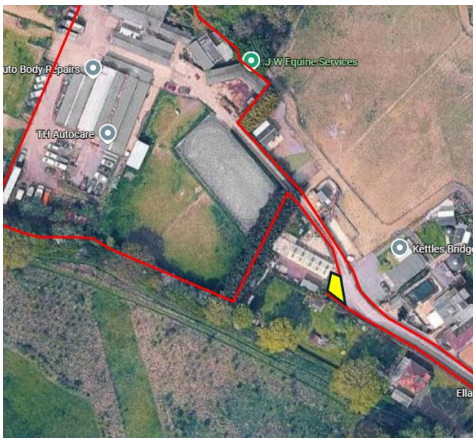
LPA Reference: DC/26/1481

Location: Oakhurst Equestrian Centre West Chiltington Lane Coneyhurst

Proposal: Proposed settled gypsy accommodation site comprising 10no pitches and associated utility buildings.

Recommendation: ADVICE

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on proposals for 10 x pitches for settled gypsy accommodation. We have been made aware that the yellow section below is private land with bollards in place and cannot be used as a passing place:



This land was previously used in red edge, and the swept path tracking appears to closely border this section of land. LHA previous no objection to DC/24/0298 recognised the narrow width of the access road but highlighted that WSCC mapping suggests that there are potential passing places further in the site.

The LHA has measured WSCC mapping widths of the access road and this appears to be circa. 3.7m at its widest points. Manual for Streets states 4.1m is width required for 2 x cars to pass. The access does appear to widen out where this meets with the public highway.

The LHA acknowledge that the width of the access road is not ideal and that there is potential for conflicting movements, however we must take in to account the existing established uses on site which include some industrial units which appear to accommodate car workshop businesses and thus its use is established. Furthermore, these existing vehicle movements supported by the access and access road have not been associated with any recorded traffic incidents, from an inspection of WSCC mapping data.

The gypsy pitches proposed appear to be settled (i.e. static use) and thus the anticipated vehicle movements would not be significant over other uses already on site and served by the access road.

For the reasons above the LHA would not object on highway safety or capacity grounds. However, the applicant could consider signage at the entry to the access road which warns of priority for vehicles entering the site to minimise potential for vehicles reversing on to the public highway. We are mindful that there may be dispute on access rights and that applicant may not be able to erect signage. Nonetheless, it is also noted that concerns on passing places from others have been sent to the Local Planning Authority and Transport Consultant and the LHA are happy to provide further comment if necessary, once the Transport Consultant has responded.

Katie Kurek
West Sussex County Council – Planning Services (Highways)