

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Nye
FROM:	Highways, WSCC
DATE:	09/06/2026
LOCATION:	Downsview Nurseries, New Hall Lane, Small Dole
SUBJECT:	DC/26/0734 Permission in Principle for the erection of 1no. dwelling and associated development.
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 (LHA) for this application which seeks Permission in Principle for the erection of a single dwelling. The site is located on New Hall Lane, a privately maintained road – as such these comments should be considered as advice only.

The site is served by an existing vehicular access point on New Hall Lane. Access to the maintained highway network is at the existing access point on Henfield Road. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Henfield Road. The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years, and this shows that there have been no recorded collisions attributed to road layout within the vicinity of the site. As such, there is no evidence to suggest that the access points have been operating unsafely, or that the proposals would exacerbate an existing safety concern.

No information has been provided regarding how many bedrooms will be provided within the proposed dwelling. At Technical Details Consent stage, the LHA would expect details to be provided regarding the scale of the proposed development (e.g. number of bedrooms), as well as demonstrating the proposed vehicular access arrangements to the site, sufficient space for parking and turning of vehicles in accordance with WSCC Guidance on Parking at New Developments. Sufficient secure and covered cycle storage should also be demonstrated, to encourage sustainable transport methods.

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