

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sophie Moore
FROM:	Highways, WSCC
DATE:	11/06/2026
LOCATION:	Land North West of The Hermitage, Tower Hill, Horsham
SUBJECT:	DC/26/0696 Erection of 5no. glamping pods for holiday accommodation, associated decking, footpaths, permeable track, parking and turning area, secure bicycle storage and recycling/refuse storage. Minor landscaping of the site, planting of native species trees, hedgerows, shrubbery and meadow grass with wildflowers throughout the site.
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 erection of five glamping pods for holiday accommodation, with associated works. The site is located on Parthings Lane (Tower Hill), an unclassified road subject to a speed restriction of 30 mph.

The existing vehicle access point on Parthings Lane is to be utilised, with improvements made. The applicant is advised that the proposed access works will be subject to a licence obtained from WSCC, and constructed to a specification agreed with a WSCC Highway Area Engineer. I attach a relevant informative note below.

Visibility splays of 47m to the west and 87m to the east have been demonstrated for the existing access point, and this would be considered sufficient for the anticipated road speeds in this location. In addition, the LHA is satisfied that the movements generated from the proposed use can be accommodated into the local highway network without adverse safety impact.

I note that refuse storage will be located close to the existing vehicle access point, so it is assumed refuse collection and servicing requirements will take place from the roadside on Parthings Lane, as per established existing arrangements along Parthings Lane. As such, no concerns would be raised in this regard.

In terms of vehicle parking, ten car parking spaces are proposed, two of which will be EV charging bays, and this would be considered sufficient provision for a development of this size. On-site turning appears achievable for cars, allowing them to exit the site in a forward gear.

The site is situated within walking/cycle distance of Horsham Town Centre. Bus stops on nearby Worthing Road provide regular services into Horsham, as well as to Crawley and Worthing. Cycling is a viable option in the area, and provision for the secure storage of bicycles has also been demonstrated.

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.

If the LPA are minded to approve the application, the following condition and informative should be applied:

Condition

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

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Kyran Schneider
West Sussex County Council – Planning Services