

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	14 September 2026
LOCATION:	Land at The Crows Nest, New Hall Lane, Small Dole, West Sussex, BN5 9YH
SUBJECT:	DC/26/1246 Erection of a single chalet bungalow and detached garage.
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 erection of a single chalet bungalow and detached garage. The site is located on New Hall Lane, a private road, consequently these comments are for your advice only. The LHA previously provided consultation advice for this site for application DC/24/1799, raising no highway safety concerns.

The site will be accessed via a new access road that runs past the existing Crow's Nest from New Hall Lane. As New Hall Lane is privately maintained, if any changes are needed to the access point these will be subject to formal approval from the road's proprietor.

New Hall Lane adjoins the public highway at Henfield Road, an A-classified road subject to a speed restriction of 30 mph in this location. There are no proposed changes to the existing access point onto Henfield Road and there are no apparent visibility concerns. The proposed development is not anticipated to give rise to a material intensification of use of this existing access point.

The applicant proposes four car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the proposed car port is suitably sized and there is space on the driveway to allow onsite turning. An existing storage shed on the south west corner of the plot will be used to provide secure, covered cycle parking.

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 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

Liz Corcoran
West Sussex County Council – Planning Services