

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	16/02/2026
LOCATION:	Cotlands Paddock, Horsham Road, Cowfold, RH13 8AH
SUBJECT:	DC/25/2079 Use of land for the stationing of 4no. static caravans for (Gypsy and Traveller) residential purposes and associated day rooms.
DATE OF SITE VISIT:	12/02/2026
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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 use of land for the stationing of four static caravans for (Gypsy and Traveller) residential purposes and associated days. The LHA undertook a site visit on the morning of 12/02/2026 as part of its assessment for this application.

The application site has some relevant application history:

- DC/25/0054 (*Construction of stables and barn with yard and access track*) – The LHA was a consultee for this application, raising no highway safety or capacity concerns. The LPA permitted the application.

The application site is located on Horsham Road, an A-classified road (A281) which is subject to national speed limit in this location. The site is served by an existing vehicle access point on Horsham Road. On-site there were no observed concerns with vehicular visibility at the existing vehicle access point. A review of WSCC mapping also suggests that suitable visibility splays can be achieved solely within the maintained highway boundary.

As stated above, the site already benefits from planning permission for the construction of new stables and a barn. The addition of four caravans for residential purposes would not be anticipated to give rise to a significant material intensification of movements on the local highway network.

Regarding parking, the applicant proposes two car parking spaces per pitch for this development. Whilst technically a withdrawn document, the Good Practice Guide on Designing Gypsy and Traveller Sites (2008) recommended a provision of two car parking spaces per pitch. As such, the LHA considers the proposed car parking provision to be sufficient. Furthermore, there appears to be sufficient space for on-site turning to be achievable, allowing vehicles to exit the site onto the maintained highway in a forward gear.

The site is situated approximately 1km north of the village of Cowfold, which does provide some local services and amenities. However, I do acknowledge that this stretch of A281 lacks formal footways and street lighting, so some residents may have a reliance on the

private car for trips. Though as mentioned above, a development for four residential units is not anticipated to give rise to a significant highway capacity impact. Cycle storage has been demonstrated in the plans, and cycling does remain an option for confident cyclists.

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