

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	Highways, WSCC
DATE:	09/03/2026
LOCATION:	Downsview Paddock, New Hall Lane, Small Dole, BN5 9YJ
SUBJECT:	DC/25/1996 Proposal for a single pitch settled gypsy accommodation site (Retrospective).
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 a proposed single-pitch settled gypsy accommodation site. The proposals are retrospective, with the Application Form stating the works were completed on 01/05/2021. 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 currently served by an existing vehicle access point on the privately maintained lane. Access to the maintained highway network is at the existing junction with Henfield Road, approximately 430m east of the application site. From inspection of local mapping, there are no apparent visibility concerns with the existing point of access on to the maintained highway. In addition, there is no evidence before me to suggest the existing access has been operating unsafely during this time.

Regarding parking, the applicant has demonstrated parking for two cars. Whilst technically a withdrawn document, the Good Practice Guide on Designing Gypsy and Traveller Sites (2008) recommended a provision of two car parking spaces per pitch.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 demonstrated 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 the site in a forward gear.

Cycling is a viable option in the area, and the LPA are advised that they may wish to secure cycle parking provision, if they deem it appropriate to do so for this retrospective application.

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