

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	14/11/2025
LOCATION:	Long Wells Vineyard, Marches Road, Warnham, RH12 3SL
SUBJECT:	DC/25/1727 Erection of a six-pitch settled gypsy accommodation site (Retrospective).
DATE OF SITE VISIT:	N/A
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.

This application seeks a six-pitch settled gypsy accommodation site. The proposals are retrospective, with the Application Form stating works commenced on 01/05/2025. The site is located on Marches Road, a C-classified road subject to a speed restriction of 50 mph in this location.

The site is served by an existing established vehicle access point on Marches Road, and no alterations are proposed to this existing vehicle access arrangement. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Marches Road. In addition, the LHA is satisfied that the anticipated number of vehicle movements this site could generate can be accommodated into the local highway network without adverse safety impact.

Regarding car parking, the applicant proposes two car parking spaces per plot. Whilst technically a withdrawn document, the Good Practice Guide on Designing Gypsy and Traveller Sites (2008) recommended a provision of two car parking spaces per pitch. From inspection of the submitted plans, there appears to be suitable space within the proposed parking areas for this to be accommodated, with space for on-site turning to be achievable.

The site is situated in a rural location that lacks access to nearby services and amenities. In addition, the surrounding roads are unlit and lack formal footways. As such, the LHA anticipates that residents may have a reliance on the private car. The LPA are advised to consider securing cycle parking provision if they deem it appropriate to do so for this site location.

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