

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	05/01/2026
LOCATION:	Redgate Farm, Burnt House Lane, Lower Beeding, RH13 6NN
SUBJECT:	DC/25/1898 Removal of Conditions 3 and 8 of previously approved application DC/24/0273 (Change of use of land to allow the siting of a single gypsy pitch (Retrospective)) relating to rain water harvesting and water neutrality.
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 the removal of Conditions 3 and 8 of previously approved application DC/24/0273 (*Change of use of land to allow the siting of a single gypsy pitch (Retrospective)*). For context, WSCC in its role as Local Highway Authority (LHA) was a consultee for application DC/24/0273, raising no highway safety or capacity concerns.

Conditions 3 and 8 relate to rainwater harvesting and water neutrality, both of which are not anticipated to impact upon highway safety. As such, no concerns would be raised to the removal of Conditions 3 and 8 from a highway safety perspective.

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