

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	04/03/2026
LOCATION:	Sussex Topiary, Naldretts Lane, Rudgwick, RH12 3BU
SUBJECT:	DC/26/0271 Permission in principle for the erection of up to 9no. self-build park homes.
DATE OF SITE VISIT:	N/A (Site known to officer)
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 permission in principle (PIP) for the erection of up to nine self-build park homes. The site is located on Naldretts Lane, an unclassified no-through road subject to national speed limit.

The site is served by an existing vehicle access point on Naldretts Lane. The indicative plans do not suggest that any alterations to the access are proposed at this stage. Based on observations made for previous applications at this site, achievable visibility at the existing access point would be considered suitable for the road conditions at this location.

The proposed addition of nine park homes would represent a material intensification of use, though in principle the trips generated from a use of this scale would not be expected to generate a significant intensification of movements on the local highway network. Naldretts Lane is lightly trafficked and low speed in this location, and there are informal passing places present along this stretch of carriageway. More detailed data on trip generation (ascertained from the TRICS database) should be submitted at Technical Details Stage to allow for a more robust assessment on capacity impact.

The indicative plans do suggest that an internal access road with turning head will be provided, and each plot will be served by two car parking spaces. The applicant will need to provide confirmation at Technical Details Stage in regards to number of dwellings proposed, dwelling size (i.e. number of bedrooms), and ensure that the site provides suitable off-street car and cycle parking provision in accordance with WSCC Parking Standards. On-site turning for the types of vehicles necessary to access the site (private car, refuse vehicle, fire tender) should also be demonstrated.

In summary, the LHA is limited in its ability to comment on an application for PIP. In principle, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

Kyran Schneider
West Sussex County Council – Planning Services