

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	Highways, WSCC
DATE:	22/12/2025
LOCATION:	Hillybarn Farmhouse, The Mount, Ifield, RH11 0LF
SUBJECT:	DC/25/1901 Creation of a two pitch settled gypsy accommodation site.
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 creation of a two-pitch settled gypsy accommodation site. The site is located on The Mount (also known as Hillybarn Road), an unclassified road subject to a speed restriction of 40 mph.

For context, WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for similar application DC/20/1993 (*Construction of a two pitch settled gypsy accommodation site*), of which advice was provided requesting additional information. The Local Planning Authority (LPA) refused the application citing a lack of safe and convenient access and suitable visibility as two of the reasons for the refusal.

It is worth noting that the decision for application DC/20/1993 was appealed. Whilst the LHAs consultation response for DC/20/1993 requested more information and did not provide a formal recommendation to the LPA, the appeal inspector states the following in paragraphs 32 and 34 respectively in their decision notice: *"I am satisfied traffic generated by the development would not unacceptably affect highway safety."* And *"I conclude the development would have a safe vehicular and pedestrian access"*. The appeal was ultimately dismissed but only on water neutrality grounds.

From inspection of the plans, the current application appears identical to that of DC/20/1993. The site is served by an existing vehicle access point on The Mount. At appeal, the inspector states in paragraph 31 of their decision notice that *"drivers leaving the development would have reasonable views of on-coming traffic from both directions"*. I note that the existing access would benefit from being formalised by means of a vehicle crossover. Such works would be subject to a licence obtained from WSCC and constructed to a specification agreed with a WSCC Highway Area Engineer.

Regarding parking, each pitch will be provided with two off-street car parking spaces, which would be considered suitable provision for a development of this size and location. The site also exhibits suitable space for on-site turning to be achievable, allowing cars to exit the site in a forward gear. The LPA may wish to secure cycle parking provision if they deem it appropriate to do so for this application.

On balance, the proposals appear identical to that of the previously refused/appealed application, and such proposals were not considered to give rise to a highway safety or

capacity concern by the appeal inspector. Therefore, 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.

If the LPA are minded to approve the application, the following informative should be applied:

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Kyran Schneider
West Sussex County Council – Planning Services