

WEST SUSSEX COUNTY COUNCIL CONSULTATION

| | |
|----------------------------|---|
| TO: | Horsham District Council FAO: Shazia Penne |
| FROM: | WSSC – Highways Authority |
| DATE: | 23 September 2025 |
| LOCATION: | Land East of Coolham Road West Chiltington West Sussex RH20 2LT |
| SUBJECT: | DC/25/1416 Change of use of land to a mixed use of the stationing of caravans for residential purposes and the keeping of horses with a dayroom, hardstanding and an ancillary stable block. |
| 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.

This application is for the change of use of land to a mixed use of the stationing of caravans for residential purposes and the keeping of horses with a dayroom, hardstanding and ancillary stable block. The site is located on a shared private access track off Coolham Road, a B-classified road subject to National Speed Limit.

The LHA was consulted on an application at this site for erection of a single storey dwelling and stable block with associated bin store and hardstanding under ref: DC/18/1488. The site plan indicates that the proposal was similar nature, although the proposed building were to be sited elsewhere within the site. No highway safety concerns were raised to the proposal, however the application was refused by the LPA and dismissed at appeal, for non-highways reasons.

The submitted documents indicate that this application would regularise the siting of the mobile home, touring caravan and stables on site; it is unclear whether the proposed dayroom is currently on site.

The proposal would utilise the existing shared access onto Coolham Road. Whilst visibility does appear to be restricted at the access point, the Local Highway Authority (LHA) has reviewed data supplied to WSSC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the junction between Coolham Road and the private access road. There is no evidence to suggest that the junction is operating unsafely, or that the increase of one dwelling and stables would exacerbate an existing safety concern.

Two parking spaces would be provided on site which is considered sufficient. There appears to be space on site for vehicles to turn and exit onto the public highway in a forward gear.

Conclusion

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 condition should be applied:

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Nicola Elliott
West Sussex County Council – Planning Services