WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	22/04/2025
LOCATION:	Horse Ghylls Wood Farm, Capel Road, Rusper, RH12 4PZ
SUBJECT:	DC/25/0455 Regularise the use of the small office building, the large barn for dog related uses, the open storage of 6no. containers for self-storage, open storage on land of up to 6no. buses, open storage on land or up to 9no. caravans/trailers and amendments to the external appearance of small office building. (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 to regularise the use of a small office building, the large barn for dog related uses, the open storage of six containers for self-storage, open storage on land of up to six buses, open storage on land or up to nine caravans/trailers and amendments to the external appearance of small office building.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for similar application DC/24/0716, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

The site is located on Capel Road, a C-classified road subject to a speed restriction of 40 mph in this location. The site is served by an existing vehicular access point on Capel Road, and no alterations are proposed to this existing access arrangement. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Capel Road. In addition, the proposes uses are not anticipated to give rise to a significant material intensification of use of the existing access, when compared with the pre-existing uses at this site.

This application is retrospective, with the Application Form stating that the proposed works were completed on 23/03/2020. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely during this time or that the proposals would exacerbate an existing safety concern.

From inspection of the plans, the site exhibits ample space for the parking and turning of vehicles associated with the proposed uses at this site.

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