

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	13/04/2026
LOCATION:	Moatfield Farm, Kings Lane, Cowfold, RH13 8BD
SUBJECT:	DC/26/0388 Demolition of existing agricultural barns and erection of 1no. dwelling, detached annex and garage, provision of on-site car parking, cycle storage and landscaping.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed demolition of existing agricultural barns and erection of one dwelling, detached annex and garage. The site is located off Moatfield Lane, an unadopted road in this location. A private access track, maintained as Footpath no. COW-1782 links the application site to Moatfield Lane.

For context, the LHA was most recently consulted regarding highway matters for this site for application DC/25/0307 (*Prior notification for the conversion of two agricultural buildings into two dwellings (Class Use C3)*), of which no highway safety or capacity concerns were raised. The LPA permitted the application.

For the current application, existing vehicle access arrangements are to be retained. The LHA does not anticipate that the proposed development would give rise to a material intensification of use of the existing vehicle access point.

Regarding parking, the plans demonstrate suitable provision for the parking of at least three cars in accordance with WSCC Parking Standards. On-site turning appears achievable within the site, allowing vehicles to exit in a forward gear. The proposed garage will be utilised for the secure storage of bicycles.

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