

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	5 August 2026
LOCATION:	Barn Home Farmhouse Cowfold Road Coolham West Sussex
SUBJECT:	DC/26/0973 Extension and alteration of existing building to create a dwellinghouse, with erection of single-storey extension to create a storage bay.
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 extension and alteration of existing building to create a dwellinghouse, with erection of single-storey extension to create a storage bay. The site is located at Home Farm and accessed from Cowfold Road, an A-classified road subject to a speed limit of 30mph in this location.

The proposed dwelling will be accessed via the existing access onto Cowfold Road. Local and WSCC mapping indicates that this access has sufficient vehicular visibility for the road speeds within this location. An inspection of data supplied to WSCC by Sussex Police over a period of the last five years reveals that there have been no recorded injury accidents within the vicinity, and as an existing access, the Local Highway Authority (LHA) do not anticipate that the addition of a single dwelling would cause a highway safety or capacity concern.

The application form indicates that two parking spaces will be provided for the dwelling, however the proposed location of these spaces has not been demonstrated on the proposed plans. There appears to be sufficient space on site for parking for two vehicles, as such, details of parking and turning can be secured via condition. Each parking space should meet the minimum specifications of 2.4 x 4.8m as set out in Manual for Streets (MfS).

The site is located within walking distance of a local primary school and a bus stop providing access into Storrington and Amberley. However, it is anticipated that there will be a heavy reliance upon the private car within this location. Cycling is a viable option within the vicinity and details of secure and covered cycles storage can be secured via condition.

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 conditions should be applied:

Conditions

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 plans and details to be submitted to and approved by the Local Planning Authority. These spaces shall thereafter be retained for their designated use.

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

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies

Nicola Elliott

West Sussex County Council – Planning Services