WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	15/05/2025
LOCATION:	Taintfield Farm, Kings Lane, Cowfold, RH13 8BD
SUBJECT:	DC/25/0639 Continued use of land for open storage purposes.
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 continued use of land for open storage purposes. The application form states that the proposed works were completed on 02/04/2024.

The site is located off Kings Lane, an unadopted road. Access to the maintained highway network is at the existing junction with Kent Street, approximately 450m southeast of the application site. No alterations are proposed to the existing access arrangements.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions within the vicinity of the existing access point on Kent Street/Kings Lane. As such, 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.

The land will be used to store agricultural, vineyard and other business-related items on site. Given the proposed storage will be linked to existing operations at this site, the LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site.

No additional car parking is proposed. However, existing parking and turning arrangements within the wider site appear suitable to serve the existing use.

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