

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                 | Horsham District Council<br>FAO: Daniel Holmes                                                             |
| <b>FROM:</b>               | WSSC – Highways Authority                                                                                  |
| <b>DATE:</b>               | 1 October 2026                                                                                             |
| <b>LOCATION:</b>           | Pinkhurst, Pinkhurst Lane, Horsham, RH13 0QR                                                               |
| <b>SUBJECT:</b>            | DC/26/1359<br>Erection of a mixed-use building for stabling and storage and the creation of a sand school. |
| <b>DATE OF SITE VISIT:</b> | n/a                                                                                                        |
| <b>RECOMMENDATION:</b>     | Advice                                                                                                     |

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

This proposal is for the erection of a mixed-use building for stabling and storage and the creation of a sand school. The site is located on Pinkhurst Lane, a private road, consequently these comments are for your advice only.

No alterations are proposed to the existing access or parking arrangements. Pinkhurst Lane adjoins the public highway at Lyons Road a C-classified road subject to a speed restriction of 30 mph in this location. An inspection of data supplied to WSSC by Sussex Police over a period the past five years reveals that have been no recorded collisions within the vicinity of the existing junction. Therefore, there is no evidence to suggest that the existing junction is operating unsafely or that the proposal would exacerbate an existing safety concern.

Given the scale of the proposals and private usage, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of use of the existing access point.

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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

**Liz Corcoran**  
**West Sussex County Council – Planning Services**