

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Nye
FROM:	WSCC – Highways Authority
DATE:	12 August 2026
LOCATION:	Kerves Farm Cottage, Kerves Lane, Horsham, RH13 6RJ
SUBJECT:	DC/26/1056 Siting of a shepherds hut to the rear for short term letting purposes. (Retrospective).
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 siting of a shepherd's hut to the rear for short term letting purposes. The application is retrospective with the work having been completed on 05/01/2026. The site is located on Kerves Lane, a C-classified road subject to a speed restriction of 40 mph in this location.

There are no proposed changes 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 three recorded collisions within the vicinity of the site. However, they were not attributed to the use of the existing access. Therefore, there is no evidence to suggest the access has been operating unsafely, or that its continued use would exacerbate an existing safety concern.

As this application is for a short term let, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

An existing parking area will be used and appears suitably sized to accommodate parking for the host dwelling and short term let. Additionally, onsite turning appears achievable. No details regarding cycle parking have been provided. There are Public Bridleways nearby, so the LPA may wish to secure cycle parking to promote sustainable travel options.

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.

Liz Corcoran
West Sussex County Council – Planning Services