WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	07/08/2025
LOCATION:	Delspride, Kent Street, Cowfold, RH13 8BB
SUBJECT:	DC/25/0877 Change of use of land from agricultural to allow for dog walking (Retrospective).
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 change of use of land from agricultural to allow for dog walking. The site is located off Kent Street, an unclassified road subject to national speed limit in this location.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for similar application DC/24/1492, of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

For the current submission, the site will utilise the existing access point on Kent Street, with a private access road (maintained as Public Footpath no.1789) linking the maintained highway to the application site. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Kent Street.

The proposed dog walking field will operate via booking time slots, on a 25-minute or 55-minute basis. Considering this, the LHA does not anticipate that such a use would generate a significant material intensification of use of the existing access point. The plans demonstrate suitable space for the parking and turning of cars for visitors.

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