

Access, Parking and Refuse Arrangements Statement
NT20260213



Introduction

1. This statement has been prepared in support of an application to discharge conditions 2 and 3 of planning permission DC/25/0979 for *"Variation of Condition 6 of previously approved application DC/17/2086 (Retention of existing kennels and re-homing centre with ancillary overnight accommodation. Extension to existing detached outbuilding in connection with this use) to allow use of the overnight accommodation as a primary residence in connection with the kennels and re-homing centre"* granted on 22 August 2025.

Application Site

2. The site comprises an established dog kennels and re-homing centre with an associated residential unit (1 bedroom), the occupation of which is tied to the operation of the kennels. The use has been operational for over 30 years, during which time access, parking and servicing arrangements have functioned satisfactorily and without an impact on highway safety or residential amenity.

Access

3. Access to the site is via a gated entrance from Hammerpond Road, which has been in longstanding use. Hammerpond Road is predominantly a quiet rural single carriageway serving local traffic between villages and surrounding countryside. It is an unclassified road with a 40mph speed limit. It is a narrow and winding road which typically restricts traffic speeds to below the speed limit. There have been no accidents or highway safety issues around the site access since the site has been operational. The nature of the road and existing access arrangements are consistent with safe and appropriate access for the scale and function of the existing use.
4. Deliveries are arranged in advance with the site management and take place within the site with vehicles able to turn on site before leaving in forward gear. On infrequent occasions when this is not possible, the site management assist vehicles in safely manoeuvring back on to Hammerpond Road. This arrangement has been in place since the use of the site began and there have been no accidents or highway safety issues during this time.

Parking

5. On-site parking provision comprises three parking spaces, which serves the residential unit and kennels. The site is run by the owner (who lives on site). There are no other full time staff but

volunteers often help, which fluctuates over the course of the week/day. The level of parking is sufficient to accommodate this level of demand.

6. West Sussex County Council 'Guidance on Parking at New Development (2020) does not set specific parking standards for a dog kennels use but takes a pragmatic approach when considering parking demand. It advises that "local circumstances should be taken into account when setting such standards, including the accessibility of the site, the likely demand for parking, and the viability of the site" (paragraph 6.2). In this case, the level of parking is sufficient to accommodate the operation of the kennels based on the number of staff/volunteers. It has been sufficient to meet the operational needs of the kennels throughout its established period of use. The parking for the residential use is broadly in line with the residential parking standards. Nevertheless, the residential unit is tied specifically to the occupier of the site who owns two vehicles. The level of parking is therefore in accordance with these standards.
7. The site layout provides adequate space for the safe turning and manoeuvring of vehicles within the site, as demonstrated on the submitted site plan, ensuring that vehicles are able to enter and leave in a forward gear. In summary, the parking arrangements are considered appropriate having regard to the scale and nature of the use and the site's operational history.

Refuse Arrangements

8. Refuse storage and collection arrangements are well-established. The applicant has a weekly commercial waste collection contract Horsham District Council to service the kennels operation. Two Euro bins are located on the verge on Hammperpond Road for collection. There is designated refuse storage area within the site, as shown on the site plan, which provides space for two 180-litre bins, allowing waste to be stored securely before being moved to the roadside for collection on the appropriate day.
9. For the residential unit, a separate refuse storage area is provided to the rear of the dwelling, accommodating two 180-litre bins (one for residual waste and one for recycling). These bins are moved to the roadside on collection days in accordance with local waste collection arrangements. These arrangements have been in place since the site began operating and are appropriate for both the kennels use and the associated residential unit

Conclusion

10. Overall, the access, parking and refuse arrangements are proportionate, functional and well suited to the established mixed kennels and tied residential use. They are considered to comply with the relevant policies of the Horsham District Planning Framework and demonstrate that the site can continue to operate without giving rise to harm to highway safety or local amenity.