

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	3 June 2026
LOCATION:	Furnace Lakes, Guildford Road, Slinfold, RH13 0QZ
SUBJECT:	DC/26/0379 Removal of 9 fishing swims and the siting of 3 shepherds huts for use as holiday accommodation together with associated works (Part 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 removal of 9 fishing swims and the siting of 3 shepherds huts for use as holiday accommodation together with associated works. The application is part-retrospective and application form states that work began on 01/07/2024. The site is located off Guildford Road, an A-classified road subject to national speed limit. As Public Footpath No. 1394/6 runs along part of the private access road to the site the LPA may also wish to contact the WSCC Public Rights of Way Team for comments.

The LHA previously provided consultation advice for this site for application DC/24/1959, raising no highway safety concerns. This Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

Access

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

Capacity

The site has an existing use as fishing lakes as part of this use the fisherman would sometimes camp overnight at the nine fishing swims. This would potentially generate up to 9 vehicle trips per day. For the proposed use as holiday accommodation, the three huts would likely generate 3 vehicle trips. Therefore, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

Parking

The applicant proposes three car parking spaces for this development. Due to their size the three shepherd huts would likely generate a parking requirement of a single vehicle per hut. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the car parking spaces are suitably sized and there is ample space for on-site turning. The applicant has demonstrated a cycle store which will provide secure cycle parking provision in accordance with WSCC Parking Standards.

Conclusion

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.

If the LPA are minded to approve the application, the following condition should be applied:

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Liz Corcoran
West Sussex County Council – Planning Services