WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	Highways, WSCC
DATE:	05/06/2024
LOCATION:	Delspride, Kent Street, Cowfold, RH13 8BB
SUBJECT:	DC/24/0629 Construction of access track and yard. Erection of private stables. (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 retrospective construction of an access track and yard with erection of private stables. The proposals are retrospective, with the works having commenced in mid-2021.

The site is located off Kent Street, an unclassified road subject to national speed limit. The stables are for private use only and therefore are not anticipated to give rise to a material intensification of use of the existing access point.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access arrangement has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

From inspection of the plans, the stable yard exhibits suitable space for equestrian vehicles to park and turn on-site.

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 115), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services