

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	Highways, WSCC
DATE:	11/06/2026
LOCATION:	Taintfield Farm, Kings Lane, Cowfold
SUBJECT:	DC/26/0682 Demolition of existing barn/stabling structures and mobile home, and the erection of a single storey ancillary dwelling to be used as a holiday let.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed demolition of existing barn/stabling structures and mobile home, and the erection of a single storey ancillary dwelling to be used as a holiday let. The site is located on Kings Lane, a privately maintained road – as such, these comments should be considered as advice only.

Access to the maintained highway network is at the existing vehicle access point on Kent Street. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access onto Kent Street. In addition, the LHA does not anticipate that the proposed use would give rise to a material intensification of use of the existing access point.

From inspection of the plans, provision for two car parking spaces is proposed, which would be considered sufficient for a holiday let of this size. There also appears to be suitable space for on-site turning to be achievable, allowing cars to exit the site in a forward gear. The LPA may wish to request details of secure cycle parking provision if they deem it appropriate to do so for this rural site location.

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