

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	10/03/2026
LOCATION:	Coopers Nursery, Picts Lane, Cowfold, RH13 8AT
SUBJECT:	DC/26/0220 Demolition of existing dwelling and machinery store, and erection of a single storey replacement (self-build) dwelling.
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 an existing dwelling and machinery store, and erection of a single-storey replacement (self-build) dwelling.

The application site is served by an existing vehicle access point of Long House Lane, an unclassified road subject to national speed limit. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Long House Lane. In addition, the proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

Provision for the off-street parking of three cars has been demonstrated on the plans, and this would be considered a suitable quantum of parking to serve a dwelling of this size and location, under WSCC Parking Standards. On-site turning also appears achievable, allowing cars to exit the site in a forward gear. The LPA may wish to secure cycle parking provision if they deem it appropriate to do so for this 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