WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	04/02/2025
LOCATION:	Dog & Duck, Dorking Road, Kingsfold, RH12 3SA
SUBJECT:	DC/24/1891 Change of use of the land to permit the keeping of horses and laying of ancillary hardsurfaced tracks (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 change of use of the land to permit the keeping of horses and laying of ancillary hardsurfaced tracks. The proposals are retrospective, with the Application Form stating the works had been completed on 31/05/2024.

The site is located on Dorking Road, an A-classified road subject to a speed restriction of 50 mph in this location. An existing established access point via the pub car park links the maintained highway to the access track. No alterations are proposed to the existing point of access on Dorking Road.

The proposed use would not be anticipated to give rise to a significant material intensification of use of the existing vehicular access point. In addition, an inspection of WSCC mapping reveals no apparent visibility concerns with the existing vehicular access point. On-site turning within the site appears achievable, allowing vehicles to turn and exit on to the maintained highway in a forward gear.

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