

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                 | Horsham District Council<br>FAO: Hannah Darley                                                                                                                         |
| <b>FROM:</b>               | Highways, WSCC                                                                                                                                                         |
| <b>DATE:</b>               | 02/07/2026                                                                                                                                                             |
| <b>LOCATION:</b>           | Amiesmill Farm, Kerves Lane, Horsham, RH13 6RL                                                                                                                         |
| <b>SUBJECT:</b>            | DC/26/0817<br>Demolition of an agricultural building, partial demolition of a stable building, and erection of a dwelling. (Alternative to Prior Approval DC/24/0084). |
| <b>DATE OF SITE VISIT:</b> | N/A                                                                                                                                                                    |
| <b>RECOMMENDATION:</b>     | 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 agricultural building, partial demolition of a stable building and erection of a residential dwelling. For context, this application is an alternative to Prior Approval DC/24/0084, of which the LHA was originally a consultee for raising no highway safety or capacity concerns. The site is located on Kerves Lane, a C-classified road subject to a speed restriction of 40 mph in this location.

No alterations are proposed to the existing point of access on Kerves Lane. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing vehicle access point. In addition, the proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

Provision for three car parking spaces is proposed, which would be in accordance with WSCC Parking Standards for a dwelling of this size and location. From inspection of the plans, the site exhibits suitable space for cars to turn and exit in a forward gear. Provision for the secure storage of bicycles has also been demonstrated.

The site is located in a relatively rural area on the periphery of Horsham. Despite this, local services and amenities would be considered within walking/cycle distance of the site. The site does also benefit from being well connected by the Public Right of Way network. However, Kerves Lane does not have formal footways or street lighting in this location, which may increase the reliance on the private car for less confident walkers or cyclists.

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**