West Sussex County Council - Planning Consultation Response

To: Horsham District Council

Date: 2 November 2026

FAO: Bethan Tinning

From: WSCC - Highways Authority

LPA Reference: DC/26/1502

Location: Land To The West Side of Burnthouse Lane Cowfold

West Sussex

Proposal: Construction of agricultural / equestrian building and associated track, hardstanding and manure skip.

Date of Site Visit:

Recommendation: Modification

Recommendation: Further Information Required
The Local Highway Authority (LHA) has reviewed the submitted application and supporting documentation relating to the proposed agricultural/equestrian development at land west of Burnthouse Lane, Lower Beeding.

The proposal seeks to provide a building of approximately 55sqm comprising two stables, a sheep shelter/treatment area and associated storage facilities, together with approximately 100sqm of hardstanding, an access track and manure storage area.

It is understood that the land is currently used for grazing horses and sheep, and that the proposed development would support the continued private agricultural and equestrian use of the site rather than operate as a commercial livery facility.

Vehicular Access
The submitted Design and Access Statement advises that the development would utilise an existing field entrance onto Burnthouse Lane, which is stated to have been in use for many years.

However, the LHA has no record of a formal vehicular access at this location. A review of the available Google Street View imagery indicates the presence of a field gate, although the entrance appears informal in nature, with no apparent constructed or surfaced access arrangements.

No detailed access drawings, dimensions or photographs have been submitted to demonstrate the existing arrangements or how the entrance would be constructed to accommodate the proposed development.

The applicant is therefore requested to provide details of the intended access arrangements, including its width, construction and surfacing specifications, particularly at the point where the access joins the public highway. The submitted details should demonstrate how a suitable vehicular access would be formed, including measures to prevent loose material and surface water being discharged onto Burnthouse Lane.

Gate Setback and Vehicle Manoeuvring
The Design and Access Statement advises that the existing field gate is recessed sufficiently to allow vehicles to pull clear of the highway whilst the gate is opened and closed.

However, a review of the available highway imagery indicates that the existing gate does not appear to be set back sufficiently to accommodate a vehicle towing a horse trailer wholly clear of the public highway.

Given the proposed equestrian use, it is reasonable to anticipate that vehicles towing horse trailers may need to access the site or larger agricultural type vehicles. The existing arrangement could therefore result in such vehicles having to wait within Burnthouse Lane whilst the gate is opened or closed, potentially obstructing other highway users.

The applicant is therefore requested to review the existing gate arrangement and demonstrate that sufficient space can be provided for the anticipated vehicle types to wait clear of the public highway. Any proposed alterations to the gate position or access layout should be clearly illustrated on a detailed plan.

Visibility
Burnthouse Lane is a narrow rural road with established boundary vegetation in the vicinity of the access, which may restrict visibility for vehicles entering and exiting the site.

Although the Design and Access Statement refers to the access benefiting from good forward visibility, no supporting measurements or visibility splays have been provided.

The applicant is therefore requested to demonstrate the available visibility in both directions from the access, taking account of the highway alignment, boundary vegetation and prevailing vehicle speeds. And available forward visibility for vehicles approaching the access to see a vehicle entering or exixting.

Any required visibility splays should be achievable and maintainable within the adopted highway and/or land under the applicant's control.

Parking, Turning and Servicing
The LHA acknowledges that the proposed development is modest in scale and would support an existing agricultural and equestrian use. As such, it is not anticipated that the proposal would generate a significant increase in daily vehicle movements.

However, the provision of permanent stabling and associated facilities may result in additional movements associated with deliveries of feed and bedding, veterinary and farrier visits, manure collection and potentially vehicles towing horse trailers.

The submitted Design and Access Statement identifies one dedicated parking space and advises that the proposed yard area would provide additional parking and turning space when required.

Whilst this may be acceptable in principle, the submitted plans do not demonstrate how the anticipated vehicles would manoeuvre within the site.

The applicant is therefore requested to provide swept-path analysis for a car towing a horse trailer, demonstrating that such a vehicle can safely enter and exit the access from Burnthouse Lane and manoeuvre within the site.

The swept-path analysis should demonstrate that the vehicle can negotiate the access without overrunning highway verges or conflicting with existing boundary features, and

that sufficient space is available within the site to turn and exit onto Burnthouse Lane in a forward gear.

The analysis should also take account of the proposed gate position, ensuring that a vehicle towing a trailer can be accommodated clear of the public highway whilst the gate is opened or closed.

In addition, the applicant should clarify the anticipated types and sizes of vehicles associated with deliveries and manure collection. Where larger vehicles are expected to access the site, appropriate swept-path analysis should also be provided to demonstrate that these movements can be safely accommodated.

Conclusion
The LHA acknowledges the modest scale of the proposed development and its association with the existing agricultural and equestrian use of the land.

However, insufficient information has been submitted to demonstrate that the existing field entrance can safely and suitably accommodate the proposed development.

In particular, clarification is required regarding the construction and surfacing of the access at its junction with the public highway, the adequacy of the existing gate setback for vehicles towing trailers, the available visibility and the provision of suitable on-site turning arrangements supported by swept-path analysis.

The LHA therefore requests that the above information is provided for further consideration before a formal highway recommendation can be made.

(It should also be noted that no access works to any highway land should be undertaken without first being agreed with the LHA)

Emma Avis
West Sussex County Council – Planning Services (Highways)