

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	Highways, WSCC
DATE:	01/07/2025
LOCATION:	Land South of Railway Cottages, Vowels Lane, Kingscote
SUBJECT:	DM/25/1452 Change of use of agricultural land to use for exercising of dogs including perimeter fence, pathway, shelter and associated parking.
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 agricultural land to use for the exercising of dogs, including the installation of a perimeter fence, pathway, shelter and parking. The site is located off Vowels Lane, with a private track linking the maintained highway to the application site.

The applicant proposes vehicle access from the private access track to the west of the site. If any access works are proposed, the applicant is advised to seek formal approval from the proprietor of the private access track to undertake the works. This track is also maintained as Public Bridleway no. 38Beg, so approval from WSCC Public Rights of Way should also be sought.

Access to the maintained highway network is at the existing junction with Vowels Lane. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access onto Vowels Lane. The proposed use is not anticipated to give rise to a significant material intensification of use of this junction.

Provision for two car parking spaces is proposed, with space for on-site turning. Considering the proposed use, which includes booking slots for exclusive use and restricts the number of dogs per booking, parking for two cars would be considered a suitable amount to serve the site.

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