

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	03/02/2026
LOCATION:	Gaydon, Kennel Lane, West Grinstead, RH13 8LX
SUBJECT:	DC/26/0029 Demolition of stable block and removal of sand school. Conversion of stables to 1 no dwellinghouse and associated landscaping.
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 demolition of existing stable block and removal of sand school, and conversion of stables to residential dwelling with associated works. The site is located on Kennel Lane, a privately maintained road – as such, these comments should be considered as advice only.

For context, WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application DC/25/1466 (*Conversion of stables to dwelling with associated landscape works and removal of smaller stable block and sand school*), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

No alterations are proposed to the existing vehicular access arrangement. The proposed development is not anticipated to give rise to a significant material intensification of use of this existing junction with the maintained highway at Cowfold Road.

Provision for the parking of two cars has been demonstrated in the plans, which would be considered sufficient amount for a dwelling of this size and location under WSCC Parking Standards. On-site turning appears achievable, allowing cars to exit in a forward gear. Provision for the storage of bicycles has also been demonstrated in the plans.

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