

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	Highways, WSCC
DATE:	18/12/2025
LOCATION:	Oaklands Stud, Forest Grange, Horsham, RH13 6HX
SUBJECT:	DC/25/1957 Demolition of pole barn. Conversion of existing stable building into 1no. detached dwelling with associated works.
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 an existing pole barn and conversion of existing stable building to one detached dwelling and associated works. The site is located on Forest Grange, a privately maintained road – as such, these comments should be considered as advice only.

Access to the maintained highway network is at the two junctions with Forest Road. The proposed development is not anticipated to give rise to a material intensification of use of these junctions.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions attributed to road layout within the vicinity of the junctions with Forest Road/Forest Grange. Therefore, there is no evidence to suggest they have operated unsafely or that the proposals would exacerbate an existing safety concern.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require two car parking spaces. From inspection of the plans, there appears to be space within the site for this parking demand to be accommodated, with space for turning. The LPA may wish to secure cycle parking provision, to promote alternative sustainable travel in the local area.

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