Project Number: 13310
Prepared By: TS
Date: Oct 2026

Technical Note

Clock House Farm, Stonehouse Lane, Horsham, RH13 8DL

Appendices:

Appendix A – Passing Opportunity Map
Appendix B – Proposed Site Layout

Introduction

This note has been prepared in response to West Sussex County Council's comments regarding Local Planning Authority Reference DC/26/1212, specifically in relation to the available carriageway widths and passing opportunities along Stonehouse Lane, and the provision of commercial parking.

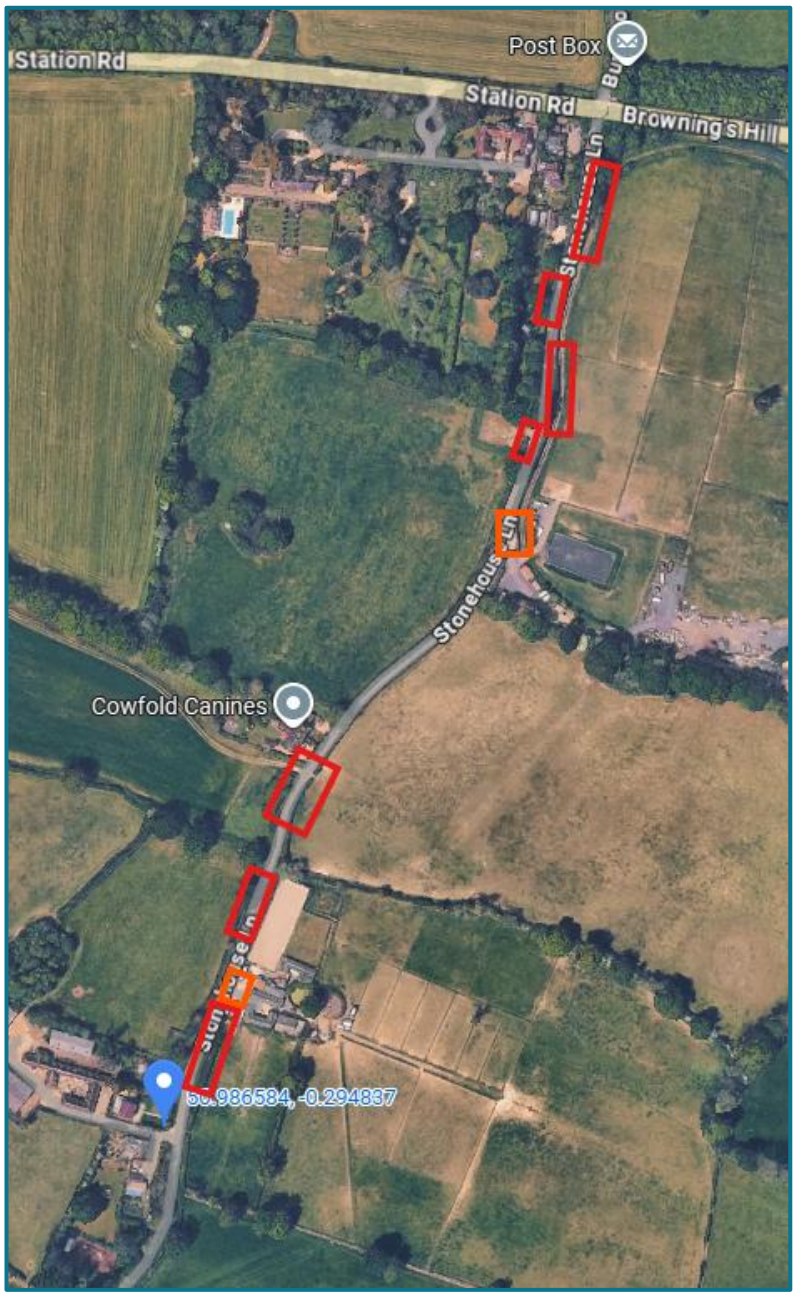
The existing site comprises a farm holding of approximately 70 acres, including six agricultural buildings and existing brick stables. The proposed development involves the demolition of the six existing agricultural buildings, conversion of the existing brick stables into five residential dwellings, erection of a new commercial building and a new Sussex barn, together with landscaping and associated infrastructure works. The note addresses the identified passing opportunities along Stonehouse Lane and clarifies the proposed commercial parking provision.

Stonehouse Lane – Passing Opportunities

Stonehouse Lane provides access between the A272 and the proposed development. As shown in **Figure 1** below, the available carriageway width varies along this section of the lane, ranging from approximately 2.8m at its narrowest point to 4.6m at its widest. Several existing informal passing opportunities have been identified to accommodate vehicles where the carriageway width is restricted. These are highlighted in **Appendix A**, with informal lay-bys shown in red and existing agricultural and stable accesses shown in orange. These locations provide potential opportunities for vehicles to pass one another along the lane.

GTA Civils & Transport, Maple House, 192-198 London Road, Burgess Hill, West Sussex, RH15 9RD
T: 01444 871444 E: enquiries@gtacivils.co.uk www: gtacivils.co.uk
GTA Civils & Transport Limited, Registered in England No. 11917461. VAT Registration No. 319 2609 02

Figure 1 – Identified Passing Opportunities along Stonehouse Lane



Estimated Existing Agricultural Trip Generation

The existing agricultural use comprises a farm holding of approximately 70 acres. For indicative purposes, a typical cattle stocking range of approximately 20–50 adult cattle could be considered. Based on the assumed nature of the agricultural use, existing traffic generation is estimated at approximately 10–20 two-way vehicle movements per weekday.

When compared with the proposed development's forecast of 88 two-way vehicle movements per weekday, this suggests approximately 68–78 additional two-way vehicle movements per weekday. The existing Automatic Traffic Counter survey recorded approximately 104–110 two-way vehicle movements per weekday along Stonehouse Lane. Whilst the proposal would result in an increase in traffic, the forecast 88 two-way daily movements remain relatively low in absolute terms. The potential additional movements should therefore be considered in the context of the overall traffic volumes expected to use Stonehouse Lane.

Parking

The residential element proposes two allocated parking spaces per dwelling, providing 10 allocated spaces, together with five visitor spaces. The Transport Statement calculates a residential parking demand of approximately 10 spaces in accordance with the relevant WSCC parking guidance. The proposed residential parking provision is therefore considered acceptable.

With regard to the commercial element, the Transport Statement identifies a parking requirement of 19 spaces based on the proposed 573 sqm of commercial floorspace. The original layout identified eight formal commercial parking spaces, with the Transport Statement advising that the wider site contains sufficient hardstanding to accommodate additional parking if required.

In response to WSCC's comments, the revised parking layout now identifies the full provision of 19 commercial parking spaces. The revised layout is provided in **Appendix B** and demonstrates how the anticipated commercial parking demand would be accommodated within the site.

Conclusion

This note has been prepared to address WSCC's comments regarding Stonehouse Lane and commercial parking provision. The identified informal passing opportunities provide potential locations for opposing vehicles to pass along the lane, whilst the estimated existing agricultural trip generation provides additional context for the forecast traffic associated with the proposed development. Furthermore, the revised parking layout identifies 19 commercial parking spaces, addressing WSCC's request for clarification of the proposed parking arrangements. These matters are presented to assist WSCC in its further consideration of the application.

- End of Note -

Appendix A

Passing Opportunity Map

Passing Opportunities Map



Appendix B

Proposed Site Layout

THIS DRAWING IS INDICATIVE ONLY AND MUST NOT BE RELIED UPON FOR CONSTRUCTION - UNLESS THE DRAWING IS NAMED AS 'CONSTRUCTION'.

ALL DIMENSIONS TO BE CHECKED AND VERIFIED WITH ANY DISCREPANCIES REPORTED TO PHILIPS SURVEYORS LLP.

THIS DRAWING REMAINS THE PROPERTY OF PHILIPS SURVEYORS AND MUST NOT BE COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION.

THE CLIENT MUST FAMILIARISE THEMSELVES WITH;
·THEIR DUTIES CONCERNING HEALTH & SAFETY UNDER CDM2015 REGULATIONS AND
·THE APPOINTMENT OF PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR.

IF YOU NEED ANY FURTHER INFORMATION OR INDEPENDENT ADVICE ON UNDERTAKING YOUR CDM REGULATIONS DUTIES, PLEASE CONTACT: THE ASSOCIATION FOR PROJECT SAFETY, 5 NEW MART PLACE, EDINBURGH EH141RW TEL: 08456 121 290 EMAIL: INFO@APS.ORG.UK YOU CAN VISIT THE HSE AND APS WEBSITES FOR MUCH MORE INFORMATION AT: WWW.HSE.GOV.UKAND WWW.APS.ORG.UK RESPECTIVELY.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION
IN ADDITION TO THE HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPE OF CONSTRUCTION WORK DETAILED ON THIS DRAWING, PLEASE NOTE THE FOLLOWING SIGNIFICANT RISKS AND INFORMATION;

INDICATES - WARNING

INDICATES - COMPULSORY INSTRUCTION

INDICATES - FOR INFORMATION

INDICATES - PROHIBITIVE INSTRUCTION

FOR INFORMATION RELATING TO END USE, MAINTENANCE, DEMOLITION ETC. - PLEASE REFER TO THE HEALTH & SAFETY FILE.

IT SHOULD BE ASSUMED THAT ALL WORKS ARE TO BE CARRIED OUT BY A COMPETENT CONTRACTOR AND, WHERE APPLICABLE,TO AN APPROVED METHOD STATEMENT.

UNIT GROUND FLOOR AREAS SCHEDULE

UNIT	GROSS INTERNAL AREA	
UNIT 1 - 3 BED	107.47	
UNIT 2 - 2 BED	87.87	
UNIT 3 - 2 BED	73.25	
UNIT 4 - 3 BED	133.97	
UNIT 5 - 2 BED	91.40	
UNIT 6 - COMMERCIAL	362.33	SEE RAMSEY LANDSCAPE DRAWING FOR DETAILS OF PLANTING STRATEGY
UNIT 7 - SUSSEX BARN	163.66	

1:200 Proposed Site Plan

SP 0 5 10 15 20

Rev.	Amendments	Date	Drw.
A	ADDITIONAL PARKING ADDED	16.10.26	GRM

PHILIPS SURVEYORS
BUILDING SURVEYORS, DESIGNERS & CONSULTANTS

PHILIPS SURVEYORS LLP, THE OLD COACH HOUSE, 78 LOWER STREET, PULBOROUGH, WEST SUSSEX, RH20 2AA
T: 01798 873222
E: INFO@PHILIPS-SURVEYORS.CO.UK
W: WWW.PHILIPS-SURVEYORS.CO.UK
RICS CHAS Constructionline

CLIENT:

C/O ELLIS RODDA
CAMELIA BOTNAR FOUNDATION,
MAPLEHURST ROAD, COWFOLD, WEST SUSSEX, RH13 8DB

PROJECT:

STABLES CONVERSION
CLOCK HOUSE FARM, STONEHOUSE LANE, COWFOLD, WEST SUSSEX, RH13 8DL

DRAWING TITLE:

Planning

Proposed Site Plan

DRAWN:	JOB NO:	SCALE @ A1:
GRM	2684/25	As Shown
CHECKED: PGA	DRAWING NO: SP-01	REV: A
DATE: APR 26		

© PHILIPS SURVEYORS LLP.

\\192.168.0.6\Company\PCS Current PGA\1. PGA Current\268425 Clock House Farm\5. DRAWINGS\Planning\268425 Clock House Farm - Full Site - Planning - 1.pln268425 Clock House Farm - Full Site - Planning - 1.pln