

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	Highways, WSCC
DATE:	04/06/2026
LOCATION:	Taintfield Farm House, Kings Lane, Cowfold
SUBJECT:	DC/26/0681 Conversion of the existing stable block into an open plan office and use of a former storage barn as a garage.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters for the proposed conversion of existing stable block into open plan office and use of former storage barn as a garage. The site is located on Kings Lane, a privately maintained road – as such, these comments should be considered as advice only.

Access to the maintained highway network is at the existing vehicle access point on Kent Street. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access onto Kent Street. In addition, whilst the proposals may result in a material intensification of use, the proposals are generally small in scale, and the LHA anticipates that such movements can be accommodated into the local highway network without adverse impact.

From inspection of the plans, an existing car parking area is to be retained for the proposed use. Under WSCC Parking Standards for Class E Office use, the LHA would expect at least five car parking spaces to be provided for a development of this size. There appears to be suitable space for this to be accommodated, with space for on-site turning to be achievable.

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