

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	Highways, WSCC
DATE:	11/03/2026
LOCATION:	Nightingale Farm, Sincox Lane, Shipley, RH13 8PT
SUBJECT:	DC/26/0326 Variation of condition 1 of previously approved application reference SP/53/99 (Conversion of agricultural building to stables) to allow alternative (non-equestrian) uses.
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 by the Local Planning Authority (LPA) for the proposed variation of Condition 1 of previously approved application SP/53/99 (*Conversion of agricultural building to stables*), to allow alternative (non-equestrian) uses.

The submitted cover letter outlines that the proposed variation of Condition 1 seeks to remove the limitation of the condition, to allow for equestrian use, agricultural use or any other uses within permitted development. This is "to regularise the use and clarify the planning baseline, rather than to secure any particular form of redevelopment". Any future changes of use would be subject to separate consultation with WSCC Highways, though I would not raise any highway safety concerns to the proposed variation of Condition 1 as currently presented.

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