West Sussex County Council - Planning Consultation Response

To: Horsham District Council Date: 27 October 2026

FAO: Sam Nye

From: WSCC - Highways Authority

LPA Reference: DC/26/1503

Location: Nyetimber Farm, Gay Street, Pulborough, RH20 2HH

Proposal: Use of building as offices and provision of parking for 10 cars (Retrospective)

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.

This application is for the use of building as offices and provision of parking for 10 cars. The proposals are retrospective, with the Application Form stating the works commenced on 01/04/2014. The site is located on Lower Jordans Lane, an unclassified road subject to national speed limit.

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 the existing access.

The site has parking provision for 10 cars, which would be considered a suitable for a development of this size. From inspection of the plans, the proposed car parking spaces appear suitably laid out, and on-site turning for vehicles appears achievable.

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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Liz Corcoran
West Sussex County Council – Planning Services (Highways)