

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	WSCC – Highways Authority
DATE:	8 June 2026
LOCATION:	Hammes Barn, Washington Road, Steyning, BN44 3DA
SUBJECT:	DC/26/0695 Change of Use of an existing building from commercial use (Use Class E) to a single residential dwelling (Use Class C3) at the Cow Shed Studio.
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 seeks the change of use of an existing building from commercial use to a single residential dwelling. The site is located on Washington Road, an A-classified road subject to national speed limit in this location.

The LHA previously provided consultation advice for this site for application DC/26/0042, raising no highway safety concerns. This Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

There are no alterations proposed to existing access arrangements. An inspection of data supplied to WSCC by Sussex Police over a period the past five years reveals that have been no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access onto Washington Road is operating unsafely or that the proposal would exacerbate an existing safety concern.

Generally, the change of use from commercial to residential would generate a reduction in material use at the site. The existing use would create a certain number of movements throughout the day, whereas the movements associated with residential use would be anticipated within network peaks. Therefore, although the nature of trips would change, the frequency would likely not exceed that of current use.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require two car parking spaces. The applicant proposes two vehicle parking spaces; therefore, the LHA is satisfied with the proposed level of parking provision. From inspection of the plans, there appears to be sufficient space for two spaces, with space for turning. Additionally, the plans show a cycle store which will provide secure covered cycle parking which will promote sustainable transport.

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.

Liz Corcoran
West Sussex County Council – Planning Services