

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	23 January 2026
LOCATION:	Jacksons Ridge Hammerpond Road Plummers Plain Horsham West Sussex RH13 6PE
SUBJECT:	DC/25/2151 Prior Notification for Change of Use of Agricultural Barn to 4no. dwellinghouses.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. DC/1740/25 for Prior Notification for Change of Use of 2no. Agricultural Buildings to 8no. dwellinghouses (C3 Use Class). No objections were raised by the Highway Authority subject to conditions, the proposal was refused however by the LPA on grounds unrelated to highway safety.

In terms of the newly submitted proposal, this concerns only one of the previously affected barns, on the western side of the site. The parking layout and access road remain largely unchanged over that of the previously submitted- and to which the LHA raised no highways safety concerns. Two parking spaces have been allocated per dwelling, this is anticipated to satisfy the likely demand.

The application is supported by the Transport Appraisal as previously prepared by i-Transport for the 8-dwelling development. The document provides a TRICs data comparison for the number of trips associated with the site use as an agricultural barn/storage use compared with that of 8 dwellings. From this data it is possible to ascertain that this most recent submission, at a reduced scale serving 4 dwellings, would not be considered to generate a material increase in movements on the highway network over the potential of previously approved uses.

For comments and condition pertaining to access closure and construction vehicles, please refer to the LHA comments from 6 November 2025 under DC/25/1740. The prior approval is considered acceptable from a Highway perspective.

Jodie Wilkes
West Sussex County Council – Planning Services