

**WEST SUSSEX COUNTY COUNCIL CONSULTATION**

<b>TO:</b>	Horsham District Council FAO: Nicola Pettifer
<b>FROM:</b>	WSCC – Highways Authority
<b>DATE:</b>	12 December 2025
<b>LOCATION:</b>	Birchfield Nursery Kidders Lane Henfield West Sussex BN5 9AB
<b>SUBJECT:</b>	DC/25/1830 Erection of a commercial building with offices, staff welfare and toilets. (Retrospective).
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	Advice

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

The Local Highway Authority (LHA) has been consulted on several previous applications at this location. The most recent of which was under DC/24/1448 for creation of onsite storage including barn and polytunnel. The Local Highways Authority requested more information regarding the proposed additional commercial space and the impact this may have on the network in terms of deliveries for new items and capacity at the Nursery. The proposal was approved by the LPA prior to additional information being received.

This most recently submitted proposal seeks to construct an office, staff welfare and toilet building within the footprint of an existing polytunnel, adjoining the previously approved storage buildings.

The proposal will make use of the existing vehicular access arrangements to the site from the A281, B2116 TO KIDDERS LANE. There are no proposed changes to the existing access and parking arrangements associated with this development.

The design and Access Statement outlines that the addition of office and welfare facilities will not materially increase vehicle movements to the site and that the facilities proposed are to serve existing staff already working on site.

There are also no plans for additional employment from these proposed facilities as the purpose of the office, welfare and toilet provision are to serve the existing commercial operation.

Based upon this information the LHA would not anticipate 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 115), and that there are no transport grounds to resist the proposal.

**Jodie Wilkes**  
**West Sussex County Council – Planning Services**