

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	2 September 2026
LOCATION:	Morlands Farm Wheatsheaf Road Henfield BN5 9AT
SUBJECT:	DC/26/1147 Demolition of part of the existing barn and conversion of the remainder to a dwelling with associated alterations, garden, garage and parking.
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.

The site is accessed via a privately maintained access road, extending south from Wheatsheaf Road, B2116. The Private access is however maintained as a PROW, Footpath WOM/2535_1/1. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been several recorded collisions within proximity of the access onto Wheatsheaf Road. However, from an inspection of accident data it appears that this was not due to any defect with the junction or highway network at this point.

The plans demonstrate that the existing access arrangements will continue, including use of the existing internal access into the site. Parking has been accommodated for three vehicles which from observation of the WSCC parking demand calculator would be sufficient to serve the likely demand. A garage space has also been provided which measures 5.8m x 6.6m This is slightly short of WSCC standards for a double garage, which would be 6m x 6m to accommodate two average size vehicles. It is possible that two vehicles could be accommodated within the garage, however the narrow entry may make the manoeuvre undesirable. The LHA considers that a single average sized vehicle could navigate and park within the space provided, however. This garage provision is separate from the proposed 3 parking spaces provided externally to the south of the building.

The proposed layout provided facilitates space for vehicles to turn within the site and exit the parking area in a forward gear.

Refuse collection will continue via the private road as is the existing practise for the other properties serviced along this route.

The site is located in a rural setting with no provision of footways. The nearest bus stops to the site are located to the west along the A281 and are not accessible on foot. It is acknowledged that most of the trips undertaken by residents would be dependent on the use of a car, cycle parking could be accommodated within the site to promote sustainable alternatives to the use of a car, however the roads joining the site with more urban areas tend to be unlit and may be undesirable to less experienced cyclists. The LPA may wish to consider whether a cycle parking condition in this location would be justifiable.

It is not considered that a single dwelling in this location would materially alter vehicular movements along Wheatsheaf Road, the previous use as an agricultural storage building with café and seating area would be considered to have generated a greater number of vehicular trips. The existing use has functioned for some time with no known highways' safety or capacity issues.

The Local Highway Authority does not consider that the proposal for a single dwelling 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.

Jodie Wilkes
West Sussex County Council – Planning Services