

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	5 August 2026
LOCATION:	Wychwood Barn Brighton Road Horsham RH13 8HE
SUBJECT:	DC/26/1096 Demolition of existing barn and erection of 2no. new build dwellings, with use of existing barn as a car port.
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 Local Highway Authority has previously been consulted on matters at this location under planning ref DC/25/0219, which sought Prior Approval for change of use of Agricultural Building to residential (Use Class C3) to form 2no dwellinghouses. This sought permission for 2 x 3-bedroom properties. The LHA raised no highways safety concerns to the proposal and Prior Approval granted by the LPA.

The site is located off Brighton Road, an A-classified road subject to 40mph speed restrictions. A private access road links the application site to the publicly maintained highway, this access also forms part of Public Footpath no. SHE/2374/2.

Generally, the change of use from agricultural to residential dwelling 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 the current use.

The WSCC Car Parking Demand Calculator has indicated that a development of this size in this location would require 6 car parking spaces- 3 for each property. From inspection of the plans, there appears to be suitable space within the site for this parking demand to be accommodated. The LPA may wish to secure a cycle parking provision for each property if they deem appropriate in this location.

In summary, the movements associated with agriculture have done so safely with no known safety highways concerns, and C3 residential uses are considered less intensive. Furthermore, there is an extant permission in this location for two three-bedroom dwellings. The additional bedroom gained within each property as a result of this proposal would not be anticipated to materially alter the vehicular movements over that which could be generated by the extant permission.

The Local Highway Authority does not consider that the proposal for 2 dwellings 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.

Should planning consent be granted, conditions securing parking and cycle parking are advised to be secured alongside it.

Jodie Wilkes
West Sussex County Council – Planning Services