

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	WSCC – Highways Authority
DATE:	22 April 2026
LOCATION:	Mill Farm Mill Lane Itchingfield West Sussex RH13 0NP
SUBJECT:	DC/26/0462 Demolition of redundant agricultural buildings and the erection of two dwellings; change of use of land from agriculture to residential gardens.
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 is for demolition of redundant agricultural buildings and the erection of two dwellings; change of use of land from agriculture to residential gardens. The site is located on Mill Lane, a private access track. This route is also a maintained WSCC Public Right of Way-Bridleway ITC/1630/7.

The site currently has prior approval for each agricultural building to single dwellinghouse under refs: DC/25/0816 and DC/24/1831. The LHA did not raise any highway safety concerns.

The proposed dwellings will be accessed via the existing site access off the privately maintained Mill Lane. The proposal for two additional dwellings is not anticipated to result in a material intensification of use of the existing access point onto the public highway.

The proposed dwellings will be provided with sufficient parking and turning provision for the size and location of the dwellings. Details of secure and covered cycle storage can be secured via condition.

Conclusion

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.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Nicola Elliott

West Sussex County Council – Planning Services