

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Nicola Pettifer
FROM:	WSCC – Highways Authority
DATE:	27 March 2026
LOCATION:	Birchfield Nursery Kidders Lane Henfield BN5 9AB
SUBJECT:	DC/26/0398 Change of Use of part of the site from the existing nursery (Sui Generis) to mixed used garden centre (Class B8 and E).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information on Car Parking Plan

WSCC as the County Highway Authority (CHA) has considered the proposal for a change of use of the existing nursery to as mixed use garden centre (E class) use. WSCC would ask the applicant provides more information to support the application – namely a car parking plan for approval.

Access

The site will be accessed from the A281 Kidders Lane. The access is wide enough to accommodate HGV'S, and 2 cars passing each other simultaneously and is already existing.

Therefore, WSCC raise no issue with the continued use of this access for the current proposals.

Car Parking provision

The applicant states they will provide car parking for the use, which will be marked out. Please can the applicant provide this information to the LPA for approval and ensure it meets with the standards set out in the WSCC Car Parking Guidance Document. It should also include what is already provided for the nursery and coffee shop, as these will be based on what is already being used.

These are: -

B8 Storage and Distribution = 1 space per 100sqm
E-commercial = 1 space per 14sqm

Staff parking

Staff parking is also required and as the site could attract up to 47 jobs and is in a rural location parking for staff needs to be factored in.

Staff Travel Plan information packs

The applicant should provide a staff travel information pack which promotes sustainable travel to and from the site by all employees of the site and its different uses. The travel info packs should aim to focus on promoting car sharing or encouraging bus use or cycling if appropriate.

Cycle Parking

If there is scope for cycling, there should be provision for some cycle storage on the site.

Alison Meeus**West Sussex County Council – Planning Services**