
From: Emma Avis [REDACTED]
Sent: 10 July 2026 15:48
To: Planning
Subject: WSCC Consultation Response from County Highways - Planning Services - DC/26/0948

Categories: Consultations

TO:	Horsham District Council (HDC) - The Local Planning Authority (LPA) Planning officer: Sam Nye
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultation Planning officer: Emma Avis
LOCATION:	Pelennor Fields Stane Street Billingshurst West Sussex RH14 9AE
SUBJECT:	DC/26/0948 - Prior Notification for Change of Use of Agricultural Buildings to 7 nos
DATE OF SITE VISIT:	
RECOMMENDATION:	No Objection + Advice

- 1.1 The Highway Authority has reviewed the submitted application and supporting documentation in respect of the transport and highway impacts of the proposed development. The Highway Authority notes that a previous Prior Approval for four dwellings has been granted on the site; however, this consultation has been assessed on the merits of the current proposal and its anticipated highway impacts.
- 1.2 The proposal seeks the conversion of existing agricultural buildings to provide seven residential dwellings utilising the existing vehicular access from Stane Street (A29). No alterations to the existing access arrangements are proposed as part of the application.
- 1.3 The Highway Authority notes that the site benefits from an existing/historical agricultural use, with the established access historically serving agricultural vehicles associated with the operation of the holding. The proposal therefore represents a change in the nature of traffic using the existing access rather than the creation of a new point of access onto the public highway.
- 1.4 Whilst the proposal would result in residential vehicle movements associated with seven dwellings, it is not considered that the level of traffic likely to be generated would result in a severe impact on the operation or safety of the local highway network. The site access is located on a 40mph section of the A29 and there is no evidence before the Highway Authority to indicate that the existing access arrangements would be unsuitable to accommodate the proposed level of residential traffic.
- 1.5 The submitted site layout demonstrates that off-street parking is provided within the site together with sufficient internal circulation space to enable vehicles to manoeuvre clear of the public highway.

1.6 Having regard to the existing lawful use of the site, the continued use of the established access and the scale of development proposed, the Highway Authority raises **No Objection** to the prior approval application on highway grounds.

Informative:

The applicant may wish to consider widening the existing access to a minimum width of **4.5 metres** to enable two vehicles to pass within the access at low speed, thereby reducing the potential for vehicles to wait on or manoeuvre close to the A29 (Stane Street). Such works fall outside the scope of the current Prior Approval application under the GPDO and would require separate planning permission, where necessary, together with any appropriate Highway Authority approvals

Emma Avis (MCIHT) - Planner County Highways (Development Management) - Planning Services

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