

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sophie Moore
FROM:	WSCC – Highways Authority
DATE:	1 June 2026
LOCATION:	New House Farm Broadwater Lane Horsham RH13 6QW
SUBJECT:	DC/26/0814 Prior Notification for change of use of agricultural buildings to 7 dwellinghouses.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the prior notification application DC/26/0814 for highway safety and capacity considerations. The application is supported by a Planning Statement (PS) and associated plans.

The proposal seeks prior approval for change of use of two agricultural buildings with associated operational development to 7 nos. dwellings (Class C3). The site is located off Broadwater Lane, a two-way, single carriageway road subject to 60 miles per hour speed restriction. The existing access will be utilised for the proposal. An inspection of collision data supplied to WSCC by Sussex Police over a period the past five years reveals there have been no recorded collisions within the vicinity of the existing access point onto Broadwater Lane. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

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

Each dwelling will be provided with 2 vehicle parking spaces. The Highway Authority advise the provision of safe and secure cycle parking provision to encourage sustainable travel which the Local Planning Authority (LPA) may wish to secure via a condition.

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. West Sussex County Council in its role as the Local Highway Authority have therefore considered the prior approval is acceptable in highway terms.

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West Sussex County Council – Planning Services