West Sussex County Council - Planning Consultation Response

To: Horsham District Council
FAO: Sophie Moore
From: WSCC - Highways Authority

Date: 23 October 2026

LPA Reference: DC/26/1136
Location: Ford Farm
Ford Lane
Ashurst
West Sussex
BN44 3AT
Proposal: Change of Use of 1no. farm building (Building C) to B8 storage. (Retrospective).
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.

History and Summary
The Local Highway Authority has previously been consulted on matters at this location under planning application DC/24/180 which sought to change the use of three farm buildings within a larger agricultural site on Ford Farm from agricultural use to (B8) storage. The proposed use had been in place since 2012, therefore the application was seeking retrospective permission to continue this practise. The proposal raised no highway safety concerns, however, was refused by the Planning Authority for reasons unrelated to highways safety.

This most recent proposal seeks to change the use of just one of the farm buildings to storage as opposed to the previously proposed three. It is considered that as this proposal represents a reduction over the previous application, the LHA would continue to raise no severe highway safety concerns to the proposal.

Access
Access is currently taken from Ford Lane a privately maintained route which adjoins Church Lane to the south. Ford Lane is maintained as a PROW bridleway no. AST/2370_1/2 therefore priority will need to be given to this access as a PROW. Church Lane to the south is the nearest adjoining publicly maintained highway and subject to National Speed Limit restrictions.
The access appears to serve a number of agricultural fields, as well as agricultural buildings and dwellings.
The Local Highways Authority is mindful that this use has been in place for some time and has operated with no known highway's safety or capacity concerns. From consulting data provided by Sussex Police over a 5-year period, there have been no registered Highways Accidents or personal injury claims within the vicinity of the site to outline an existing safety or capacity issue within the site.

Parking
In terms of Parking capacity, the site appears to contain space for vehicles to be accommodated off of the highway and to turn to egress in a forward gear onto Ford Lane/Church Lane. Parking has not however been demonstrated within plans and it is unclear whether designated parking areas exist. Guidance within the WSCC parking standards outline that 1 space per 100sqm would be sufficient for a B8 use, the application

form however only indicates the area of the overall farm and not the 3 buildings in question, therefore it has not been possible to calculate the required provision.

Capacity
Given the previous uses at the site as a working farm and the fact that this B8 practise has been in operation for some time, the LHA does not foresee that this would be an unmanageable number.

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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services (Highways)