

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	WSCC – Highways Authority
DATE:	1 June 2026
LOCATION:	Birchfield Nursery Kidders Lane Henfield West Sussex BN5 9AB
SUBJECT:	DC/26/0048 Demolition of the existing building and offices and erection of a new commercial building (Classes B2, B8, E, F) and associated works which include the demolition/removal of the wooden building, oak building, portacabin to the north of the site and portacabin to the rear of the existing marquee.
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.

The Local Highway Authority (LHA) has been previously consulted on a number of recent planning applications at this location, to which advice has been given:

- **DC/25/1830** - Erection of a commercial building with offices, staff welfare and toilets. (LPA- Permitted)
- **DC/25/0625** Prior Notification for Change of Use to a flexible commercial use, covering the following usages B2, B8, E or Class F or the provisional of agricultural training. (LPA- No Objection to notification)

The Local Highway Authority is aware of a previous Prior Notification (PN) at this location for the change of use of the existing barn, there were no highway safety concerns raised. This proposal now seeks to demolish the barn style building and portacabin offices and create a new commercial building (Classes B2, B8, E, F) and demolition and removal of wooden building, oak building and two portacabins.

The barn style building, now proposed to be removed, holds the current PN permission (under DC/25/0625) for the same uses.

The proposal will make use of the existing vehicular access arrangement from the A281, B2116 To Kidders Lane. There are no proposed changes to the existing access and parking arrangements associated with this development. From inspection of WSCC mapping, there are no apparent visibility issues with the existing access point onto the publicly maintained highway. An inspection of collision data supplied to WSCC by Sussex Police over a period of the past five years reveals there has been a single recorded collision at the site access onto London Road and a second collision within close proximity to the site. However, from observation of the data, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

The LHA would not anticipate that the proposed change of use to a flexible commercial use would result in a significant material intensification of movements to or from the site, when compared with the potential of the approved use under the PN.

It is considered that the principle of these uses operating in this location is agreed already under DC/25/0625, which the applicant could currently implement and operate within the existing building.

The new buildings do not appear to be a material increase in scale over the floorspace of the existing buildings proposed to be removed as a result of this proposal. The LHA considers therefore that overall, we would not anticipate that this would give rise to a material number of additional vehicular movements to and from the site over that which could currently be generated by the PN permission.

The Local Highway Authority does not consider that the 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.

Jodie Wilkes
West Sussex County Council – Planning Services