

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	WSCC – Highways Authority
DATE:	17 March 2026
LOCATION:	Spring Garden Nursery Spring Gardens Pulborough RH20 3BS
SUBJECT:	DC/26/0247 Change of use of agricultural barn to gym and farm office and change of use of gym to agricultural storage barn.
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.

Summary

This application is for the change of use of agricultural barn to gym and farm office and change of use of gym to agricultural storage barn. The site is located on Spring Gardens, a D classified road subject to 30mph speed restrictions. Approximately 70m west from the junction of Spring Gardens and Malthouse Lane, the route becomes a private access- not maintained by WSCC Highways.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the access with the publicly maintained highway, onto the Spring Gardens. There is no evidence to suggest that the junction is operating unsafely, or that the proposed change of use would exacerbate an existing safety concern.

Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Comments

The proposal appears to switch agricultural, and gym use between the two buildings, to provide a gym use in Building 1 and an agricultural use in Building 2. Building one appears to provide a larger floorspace than the portion of building 2 subject of this application. Building one appears to facilitate 180sqm at the ground floor level and therefore 8 parking spaces would be required to serve a gym of this size, at 1 space per 22sqm.

As with DC/25/0264, details of parking and turning have not been submitted in support of this proposal and would be a useful inclusion. However, it appears that there may be space within the wider site to accommodate for parking without resulting in overspill within Spring Lane or obstructing other users.

Details pertaining to the frequency, size and number of classes that would be held at this location have not been provided and would be a useful inclusion, however it has been considered that the change of use from Agricultural to Class E would not be anticipated to cause a material change in vehicular use at the site over the potential of the current Agricultural use.

The Local Planning Authority may wish to consider matters of parking relating to this application, from an amenity perspective.

The change in use of the 108sqm portion of building 2, previously seeking Class E approval, would see a return to a former Agricultural use at this point and is shown to provide

storage for potatoes. This practise would not be considered to generate a severe material increase in movements at this location.

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 (paragraph 116), and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services