

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Nye
FROM:	WSCC – Highways Authority
DATE:	17 March 2026
LOCATION:	Muntham Home Farm Muntham Drive Barns Green West Sussex RH13 0NH
SUBJECT:	DC/26/0118 Conversion of a two storey brick barn and part of an adjoining portal frame agricultural barn into 1no. dwelling with associated landscaping and parking.
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

The application seeks approval for the conversion of a two-storey brick barn and part of an adjoining portal frame agricultural barn, into 1no. 4 bed dwelling with landscaping and 3 parking spaces.

Access

From inspection of the plans and information available, the site is situated in a rural location, accessed via a number of public footpaths and bridleways. The nearby Public Rights Way do not appear to be impacted upon by the proposed development; however, the applicant should be aware that the rights of the public to make use of these routes should not be hindered or obstructed at any point during the construction or post construction phases. The Local Planning Authority may wish to consult with the WSCC PROW teams for additional guidance.

The nearest publicly maintained highway is at the crossroads to the southeast between Chapel Road, Two Mile Ash Road and Sandhills Road. It would appear the site can also be accessed off Itchingfield Road and Fulfords Hill to the north. 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 existing junctions with the public highway, onto Sandhills Road or Itchingfield Road. There is no evidence to suggest that these junctions are operating unsafely, or that the proposed change of use would exacerbate an existing safety concern.

Parking

Three car parking spaces have been demonstrated within the submitted plans, the spaces appear sufficient in dimensions to accommodate an average sized vehicle. From consulting the WSCC Parking Demand Calculator, the provision is anticipated to satisfy the likely demand. Space for vehicles to turn is available within the site frontage and allows egress in a forward gear. It is not anticipated this development will significantly increase the number of vehicular movements to and from the site. It is generally accepted that agricultural uses have potential to generate a higher frequency of vehicular movements than residential uses. The nature of the trips may change as a result and would be more likely to occur within the network peak hours- however it would not be considered that this would cause a detriment to highway safety in this location.

Sustainability

In terms of sustainability, bus services do operate along nearby Sandhills Road, however due to the rural location, this is not a regular service. The nearest railway station is in Billingshurst, 4.7miles southwest of Barns Green, this would be a 27minute cycle from the site, a number of the routes linking the site with Billingshurst however are narrow and unlit which may appeal only to more experienced and confident cyclists. Given the site location, it is considered that there may at times be the reliance on the use of a car for several journeys. There are a number of PROW within proximity of the site which may at times be a desirable option, therefore the Local Planning Authority may wish to consider a condition securing the provision of a secure and covered cycle storage alongside any permission of this proposal.

Conclusion

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