

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	WSCC – Highways Authority
DATE:	30 July 2026
LOCATION:	Calcot Farm, Horsham Road, Steyning, BN44 3AA
SUBJECT:	DC/26/0955 Change of use of part of a former agricultural building and 10m x 18m of adjacent yard to commercial use; for the storage of soil improver bagging equipment, bagging of soil improver, storage of bagged surplus soil improver and distribution of the same. (Retrospective).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the change of use of part of a former agricultural building and 10m x 18m of adjacent yard to commercial use. The site is located on Horsham Road, a B-classified road subject to national speed limit

The LHA previously provided consultation advice for this site for application DC/22/0983 raising no highway safety concerns. This Local Planning Authority (LPA) permitted the application.

No alterations are proposed to the existing access arrangement. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals one recorded collision within the vicinity of the site. However, this was not attributed to the use of the site access or site operation. Therefore, there is no evidence to suggest the site access has been operating unsafely, or that the change of use would exacerbate an existing safety concern.

The application is retrospective with the work having been completed on 02/12/2024. The Planning Statement details that vehicle movements will be between 8:30 – 17:00 on Monday to Fridays, with occasional usage on Saturday mornings only. Under normal operating conditions there will be an estimated 6 two-way vehicle movements per day. In early autumn and spring this could rise 12 two-way movements per day. Therefore, the proposals are not expected to give rise to a significant material intensification of use of the existing access point.

From inspection of the plans, there appears to be sufficient space within the site for parking and turning for the proposed use.

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.

Liz Corcoran
West Sussex County Council – Planning Services