WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	WSCC – Highways Authority
DATE:	9 June 2025
LOCATION:	Woodhouse Farm Wheatsheaf Road Henfield BN5 9BA
SUBJECT:	DC/25/0825 Prior Notification for conversion of existing agricultural building to 6No. dwellinghouses.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

WSCC as the County Highway Authority has considered this prior notification application for the conversion of an existing agricultural barn into 6 residential units with 14 car parking spaces. No objection is raised.

Access to the dwelling houses is taken from the B2116 Wheatsheaf Road which has a 60mph speed limit and provides good visibility in both directions. From here a private access track known as Wheatsheaf Road to Woodhouse Farm provides access to the dwellings.

The proposal will see an increase in daily trips however any agricultural vehicle movements associated with the barns will cease and as such the size of vehicles using the access will be smaller.

Parking for 14 vehicles has been provided at 2 spaces per dwelling. WSCC car parking guidance for this area has been considered and given the rural location this falls into parking behaviour zone 2 with a residential parking demand of 1.7 spaces per dwelling. Therefore 12 spaces per dwelling is considered to be in line with current guidance.

Whilst access to local bus and rail services are not within walking distance, cycling could be an option and as such cycle storage (1 space per dwelling) should be provided for in each dwelling house, or in sheds in gardens or a communal store.

Alison Meeus
West Sussex County Council – Planning Services