

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sophie Moore
FROM:	WSSC – Highways Authority
DATE:	7 April 2026
LOCATION:	Holmbush Farm Crawley Road Faygate West Sussex RH12 4SE
SUBJECT:	DC/26/0272 Part-retrospective change of use from agricultural to mixed use comprising agriculture and education / training workshops, including external alterations
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More information

The information provided with the application is limited. It is difficult to ascertain if the proposal; will result in an increase in traffic levels over existing, can be accessed from more than one access point and to what level of parking is proposed. The issue regarding what is extant permission is not a matter for the Highway Authority. However it is clear that the proposed rebuild of the former barn will have an increase in floor area of 50% due to the inclusion of the mezzanine.

The site is located south of the A264, Crawley Road which is a dual carriageway with a central reservation. The Holmbush Farm site can be accessed from 2 points for vehicles travelling westbound. The most easterly access is signposted as Holmbush Farm, the most westerly access is signposted for 'fencing supplies'. The most westerly access has been shown on the location plan and is preferable due to quality of construction, design and level of visibility, however suitable signage would be required to avoid confusion. Access is also available from the eastbound carriageway and is again signposted Holmbush Farm.

There is clearly a significant level of existing traffic using these access points given the activities of the farm site as a whole. Having looked at the Holmbush Farm website, the following activities are listed; the Farm – which, along with farming, is home to several small businesses, farm shop, restaurant and education centre. A strong ethos within the farm operation appears to be diversification through opening up to the public to educate on farming life and includes workshops and classes as well as a forest school. There is also the Fuel Roadhouse, which is a coffee house and restaurant along with a tiny house/B&B.

It is unlikely the Highway Authority would raise an objection to the proposal, given existing uses and the established formal access points onto the A264. However, additional detail are required on the following:

- Confirmation of how access points will be used and signposted

- Likely historical vehicle trips
- Likely proposed vehicle trips
- Parking arrangements. Including number of spaces drawn on a plan.
- Confirmation of the uses on site

In addition, it would be useful to know in planning terms what has previously been permitted in order to establish if the proposal will result in a significant increase in vehicle movements.

Please reconsult

Debbie Farrell
West Sussex County Council – Planning Services