West Sussex County Council - Planning Consultation Response

To: Horsham District Council

Date: 13 October 2026

FAO: Bethan Tinning

From: WSCC - Highways Authority

LPA Reference: DC/26/1432

Location: Buncton Manor Farm, Steyning Road, Steyning, BN44 3DD

Proposal: Change of use from barn / cattle shed to light industrial workshops with repairs to timber frame and plinth, alterations to roof form and external materials, re-instatement of doors, re-instatement and refurbishment of windows and door openings and new roof lights. Erection of new storage building. Provision of parking. (Retrospective) (Full Planning).

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 from barn / cattle shed to light industrial workshops with repairs to timber frame and plinth, alterations to roof form and external materials, re-instatement of doors, re-instatement and refurbishment of windows and door openings and new roof lights. Erection of new storage building. Provision of parking. The application is retrospective; the Application Form states that the work was completed in September 2021. The site is located on Steyning Road, an A-classified road subject to national speed limit in this location.

No alterations are proposed to the exiting access arrangements. 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 its continued use would exacerbate an existing safety concern.

The Planning, Design & Access Statement details that some workshops may be held onsite which result in associated vehicular movements, but the group size would be small and occur during the weekday daytime period. Therefore, the LHA are satisfied that the trips associated with the proposed use can be accommodated into the local highway network without adverse safety impact.

Under WSCC Parking Standards for Class E light industrial use, the LHA would expect at least eleven car parking spaces to be provided for a development of this size. From inspection of the plans, the site will retain twelve car parking spaces on the existing hardstanding and there is suitable space for onsite turning. Therefore, The LHA is satisfied with the proposed parking provision.

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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Liz Corcoran
West Sussex County Council – Planning Services (Highways)