

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	WSSC – Highways Authority
DATE:	27 September 2026
LOCATION:	New House Farm Broadwater Lane Horsham RH13 6QW
SUBJECT:	DC/26/1364 Prior Notification for the Change of Use of 2no. buildings together with associated operational development to residential use (C3) to provide 7no. dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSSC), in its capacity as Local Highway Authority (LHA), have been consulted on planning application DC/26/1364, for highway safety and capacity considerations. The application is supported by a Planning Statement (PS) and associated plans.

Background and Site Context

The proposal seeks prior approval for change of use of two agricultural buildings with associated operational development to 7 nos. dwellings (Class C3). The site was subject to a similar prior notification application under ref: DC/26/0814 that was refused for matters not relating to highway safety or capacity.

Access and Visibility

The site is located off Broadwater Lane, a two-way, single carriageway road subject to 60 miles per hour speed restriction. The existing access will be utilised for the proposal. An inspection of collision data supplied to WSSC by Sussex Police over a period the past five years reveals there have been no recorded collisions within the vicinity of the existing access point onto Broadwater Lane Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Trip Generation and Highway Impact

Generally, the change of use from agricultural to residential would generate a reduction in material use at the site. The existing use would create a certain number of movements throughout the day, whereas the movements associated with residential use would be anticipated within network peaks. Therefore, although the nature of trips would change, the frequency would likely not exceed that of current use.

Parking

Each dwelling will be provided with 2 vehicle parking spaces. The Highway Authority advise the provision of safe and secure cycle parking provision to encourage sustainable travel.

Conclusion

The Local Highway Authority (LHA) do 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 (NPPF), paragraphs TR1 – TR8, as revised August 2026. Therefore, there are no transport grounds to resist this proposal.

If the LPA are minded approving the application, the following conditions should be applied:

Conditions

Car Parking

No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide adequate on-site vehicle parking spaces for the use.

Cycle Parking

No part of the development shall be first occupied until secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction Management Plan

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors' vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

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West Sussex County Council – Planning Services