

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	27 May 2026
LOCATION:	Jendens Farm Smithers Hill Lane Horsham RH13 8PP
SUBJECT:	DC/26/0648 Retention and completion of partially constructed cabin (in place of a mobile home now removed) to be used as groom / farm workers accommodation.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application seeks the retention and completion of a partially constructed cabin in place of a now removed mobile home for use as an agricultural worker dwelling. The proposals are part retrospective, with the Application Form stating the works have begun on 29/09/2025.

The site is located on Smithers Hill Lane, a D classified road subject to national speed restrictions at this point. The site is accessed via a privately maintained access track. Vehicular access to the publicly maintained highway is made to the east of the site, from observation of data provided to WSCC by Sussex Police over a 5 year period- there appear to have been no highways collisions or personal injury claims at the point of access, to flag an existing concern with the operation of the highway network at this point.

No alterations are proposed to the existing vehicular access point onto Smithers Hill Lane. The proposals are not anticipated to give rise to a material intensification of use of the existing access point. With applications such as this, the provision of workers' accommodation can be seen as a benefit in highways terms, as it limits the number of vehicular movements associated with commuting to the site, furthermore it appears that the principle of a residential use at this location is already established by the mobile home use and has been an existing practise now for some time.

From inspection of the plans, the overall site exhibits ample space for parking and turning arrangements. No details of cycle parking provision have been provided, although the LHA recognise the semi-rural site location whereby cycling may not be viable for some. The LPA may wish to secure cycle parking if they deem it appropriate.

In summary, 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.

Jodie Wilkes
West Sussex County Council – Planning Services