

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council FAO: Joshua Lee
<b>FROM:</b>	WSCC – Highways Authority
<b>DATE:</b>	28 January 2025
<b>LOCATION:</b>	Sir Roberts Farm Goose Green Lane Goose Green West Sussex RH20 2LW
<b>SUBJECT:</b>	DC/25/0040 Demolition of existing dwelling and erection of a replacement four-bed barn style dwelling with detached garage.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	Advice

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

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

### Summary and Context

This application is for the conversion of existing 4 beddwelling to a two storey four-bedroom residential dwelling. The site is located on Goose Green Lane, a B-classified road subject to the national speed limit in this location. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for a building to be converted to a dwelling within the wider site under application DC/1546/23, raising no objections.

### Comments

No alterations are proposed to the existing vehicular access arrangement. The proposed dwelling is not anticipated to give rise to a material intensification of use of the existing access point.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposals would exacerbate an existing safety concern.

There is sufficient space within the site to accommodate at three vehicles, in accordance with WSCC Parking Standards for a dwelling of this size and location. On-site turning appears achievable, allowing cars to exit the site in a forward gear.

Cycle storage has been outlined as being provided within the associated garages.

The site is situated in a rural location that lacks access to nearby services and amenities. The nearest villages with such services are Thakeham and Ashington, both approximately 3km from the site. The nearby highway network is unlit and lacks footways – therefore, the LHA anticipates that residents may have a reliance on the private car. Cycling is an option for confident cyclists.

The applicant has provided a construction site set up plan to be considered at this stage, the Local Highways Authority advises that the plan shows wheel washing facilities, vehicle parking and turning, materials storage and site welfare facilities. Given the scale of the development, it is considered that this would be a workable solution for use during the construction period.

#### Conclusion

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**