

WEST SUSSEX COUNTY COUNCIL CONSULTATION

| | |
|---------------------------------|---|
| TO: | Horsham District Council FAO: Bethan Tinning |
| FROM: | Highways, WSCC |
| DATE: | 03/10/2025 |
| LOCATION: | Lower Perryland Farm, Basing Hill Access Road, Dial Post, RH13 8NT |
| SUBJECT: | DC/25/1439 Demolition of existing agricultural barns and erection of 3no. residential dwellings, with associated car ports, landscaping and parking. |
| DATE OF SITE VISIT: | N/A |
| RECOMMENDATION: | Advice |
| S106 CONTRIBUTION TOTAL: | N/A |

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

Summary and Context

This application seeks the demolition of existing agricultural barns and erection of three residential dwellings with associated car ports, landscaping and parking. The site is located off the Basing Hill Access Road, an unadopted road – as such, these comments should be considered as advice only.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application DC/24/1087 (*Prior Notification for Change of Use of Agricultural Building to 5no dwellinghouses*), of which no highway safety objections were raised. The Local Planning Authority (LPA) permitted the application.

Access and Visibility

Access to the maintained highway network is at the existing access point on Basing Hill Northbound (A24), a road subject to a speed restriction of 60 mph in this location. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access onto the A24. In addition, considering the existing agricultural use at this site, the LHA does not anticipate that the proposals would give rise to a material intensification of use of this existing access point.

Parking and Turning

Each proposed dwelling will be provided with driveways and double car ports. The demonstrated car parking provision would be in accordance with WSCC Parking Standards for a development of this size and location.

Sufficient space is afforded within each of the plots for on-site turning to be achievable, allowing cars to exit in a forward gear. The wider site exhibits suitable turning space for refuse vehicles and fire appliances.

Sustainability

The site location off the A24 would likely mean some residents will have a reliance on the private car for most trips. Provision for the secure storage of bicycles has been demonstrated, providing a sustainable alternative for confident cyclists.

Conclusion

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.

If the LPA are minded to approve the application, the following condition should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Kyran Schneider

West Sussex County Council – Planning Services