

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council FAO: Bethan Tinning
<b>FROM:</b>	WSCC – Highways Authority
<b>DATE:</b>	15 October 2025
<b>LOCATION:</b>	Roma Farm Cottage Wineham Lane Henfield BN5 9AG
<b>SUBJECT:</b>	DC/25/1450 Erection of a detached dwelling with double 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.**

This proposal is for the demolition of existing dwelling and erection of a new 5-bedroom dwelling with double garage. The site is located on Wineham Lane, a C-classified road subject to a speed restriction of 60 mph.

The site currently has approval for a replacement 4-bedroom dwelling under ref: DC/24/0415. The LHA did not raise any highway safety concerns to DC/24/0415. The site will be accessed via the existing access onto Wineham Lane, approved under ref: DC/22/1353, to which the LHA did not raise any highway safety concerns.

The applicant proposes four car parking spaces for this development within the driveway and proposed double-bay garage. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision. From inspection of the plans, there is ample room on the driveway to accommodate car parking spaces and on-site turning appears achievable.

The site is situated in a rural area that lacks access to immediate services, amenities, and public transport links. The nearest town is Burgess Hill, approximately 11km east of the site. In addition, Wineham Lane lacks footways and street lighting – as such, residents may have a reliance on the private car.

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.

**Nicola Elliott**  
**West Sussex County Council – Planning Services**