

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council FAO: Hannah Darley
<b>FROM:</b>	WSCC – Highways Authority
<b>DATE:</b>	6 November 2024
<b>LOCATION:</b>	Brookside Farm Dagbrook Lane Henfield BN5 9SH
<b>SUBJECT:</b>	DC/24/1558 Demolition of 2no. Agricultural Buildings and erection of 2no. dwellings.
<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/ History

This proposal is for the demolition of 2no Agricultural Buildings and Erection of 2no dwellinghouses. The site is located on Dagbrook Lane, a privately maintained road, therefore these comments are for your advice only.

The Local Highways Authority (LHA) has previously been consulted on matters at this site under several planning applications, the most recent being DC/24/0863 for a similar 2dwelling proposal. No highways objections were raised, however the application refused on grounds unrelated to highways. Therefore the comments of the LHA for this remain similar to that previously advised.

### Access

The site is located on Dagbrook Lane which is maintained as Public Right of Way (PROW), footpaths 2574 & 2575. Dagbrook Lane adjoins the publicly maintained highway to the east at Shoreham Road. This is an existing access that has functioned for some time with no known highway's safety or capacity concerns. From consulting the most up to date Sussex Police collision data, there appear to have been no highways collisions or personal injury claims within the vicinity of the access to flag an existing concern with its operation.

Shoreham Road is an A-classified road subject to a 40-mph speed limit at this location. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Shoreham Road. In addition, the proposed development is not anticipated to give rise to a material intensification of use of this existing access point.

### Parking

The proposed development seeks to reduce to number of car parking spaces from the existing twelve spaces to a proposed 6 car parking spaces. The WSCC Car Parking Demand Calculator indicates that a development of this size in this location would require at least

six car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

The parking bays have not been demonstrated on the submitted plans but there appears to be sufficient space for the car parking spaces within the curtilage of the proposed dwellings. On-site turning appears achievable, allowing vehicles to exit onto the Publicly Maintained highway in a forward gear.

No details of cycle parking provision have been provided, although the LHA recognise the rural site location whereby cycling may not be a viable option for some. The LPA may wish to secure cycle parking provision if they deem it appropriate.

### **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 115), and that there are no transport grounds to resist the proposal.

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

#### *Car parking space (details required)*

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

#### *Cycle parking*

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be 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.

**Jodie Wilkes**

**West Sussex County Council – Planning Services**