

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	Highways, WSCC
DATE:	26/06/2026
LOCATION:	St Johns Farm, Trout Lane, Brooks Green, RH13 0JN
SUBJECT:	DC/26/0703 Demolition of existing buildings. Erection of 4no dwelling houses with associated parking and landscaping.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

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

Summary

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed demolition of existing buildings and erection of four residential dwellings with associated parking and landscaping. The application proposals are supported by a Transport Statement (TS) prepared by GTA Civils & Transport.

Access and Visibility

The site is located off Trout Lane, a C-classified road subject to national speed limit in this location. A private access road, also maintained as Public Footpath no. SHI-1902, links the maintained highway to the application site. No alterations are proposed to the existing vehicle access point on Trout Lane.

The TS includes results from a seven-day ATC, which found the 85th percentile speeds in this location of Trout Lane to be 43.4 mph Northbound and 43.7 mph southbound. The LHA accepts the justification for using MfS2 parameters for stopping sight distances in this location and as such, the demonstrated visibility splays of 95m to the north and 120m to the south would be considered acceptable.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions within the vicinity of the site access on Trout Lane. Therefore, there is no evidence to suggest the existing access has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

Capacity

The TS includes trip generation data ascertained from the TRICS Database. The data suggests that the proposed development for four dwellings could generate 22 two-way vehicle trips per day, with 2 two-way vehicle trips during the AM and PM peaks. The LHA are satisfied that the expected number of movements can be accommodated into the local highway network without adverse impact.

Parking and Turning

From inspection of the plans, each of the proposed dwellings will be provided with at least three off-street car parking spaces, comprising of garaging, carports and driveways. The LHA are satisfied that the demonstrated vehicle parking provision meets WSCC Parking

Standards for a development of this size and location. On-site turning also appears achievable within the site.

Sustainability

The site is situated in a relatively rural location in Brooks Green. The nearby village of Barns Green, located approximately 1.8 km north of the site, does provide local services, amenities and public transport connections to larger urban areas, and would be considered within cycle distance of the site. Provision for secure bicycle storage has been demonstrated for each of the proposed dwellings. The site is also well connected by the Public Right of Way network, providing walkable routes to the surrounding villages.

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