# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| **TO:** | Horsham District Council - FAO: Hannah Darley |
| **FROM:** | WSCC – Highways Authority |
| **DATE:** | 9 May 2025 |
| **LOCATION:** | Swains Farm Brighton Road Henfield<br>West Sussex BN5 9RP |
| **SUBJECT:** | DC/25/0704<br>Prior Notification for Change of Use of Agricultural Building to a 8 no dwellinghouses. |
| **RECOMMENDATION:** | No Objection |

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on prior notification for change of use from agricultural to 8 x 2-bedroom dwellings with associated works/parking.

**Access**

Site is accessed via Public Right of Way HEN/3206/1 which joins with A281 Brighton Road to the south. No changes to vehicle access arrangements are proposed. It is noted that the parking area and access are not included within the red edge – considering parking makes part of application the Local Planning Authority may wish to request red edge is amended.

The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been a recorded injury incident at the junction of Swains Farm access road with A282. However, from an inspection of accident data it is clear that this was not due to any defect with the junction/ road layout.

From inspection of the plans, WSCC and local mapping there appears to be no visibility issue at the point of access onto A281.

**Trip Generation**

Whilst no trip generation information has been provided, a development of this scale is unlikely to result in a 'severe' increase in vehicle movements. Removal of the agricultural building may result in decrease of larger agricultural vehicle movements.

**Parking**

The site is in PBZ2 and thus under WSCC Guidance for Parking at New Developments would require 13.6 resident parking + 1.6 visitor = total 15.2. Space for 16 x cars on existing curtilage is shown. It is evident that sufficient space for parking and turning is available and that refuse/servicing already takes place for surrounding properties.

The LHA would advise a condition securing details of bicycle parking at a minimum 1 x space per dwelling.

**CONCLUSION**

The Local Highway Authority does not consider that the proposal for 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 Local Planning Authority is minded to grant planning consent the following condition(s) would be advised:

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.
Reason: To provide adequate on-site car parking and turning space for the development.

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 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.

Construction plant and materials
No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall included details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.
Reason: To avoid undue congestion of the site and consequent obstruction to access.

**Katie Kurek**
**West Sussex County Council – Planning Services**