WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Nicola Pettifer
FROM:	WSCC – Highways Authority
DATE:	25 November 2024
LOCATION:	Birchfield Nursery, Kidders Lane, Henfield, West Sussex, BN5 9AB
SUBJECT:	DC/24/1448 Creation of onsite storage including barn and polytunnel. More information received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information Req

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.

The proposal seeks Creation of onsite storage including barn and polytunnel. The Local Highways Authority has previously been consulted on matters at this location under the following planning applications

- **DC/24/1411** - Temporary permission to retain pop-up coffee shop, ancillary to the wider horticultural use (Retrospective) | Status: Registered
- **DC/24/1447** - Retention and use of hardstanding (Retrospective). Status: Registered

No highways safety concerns were raised to either above proposal.

The applicant has resubmitted the planning statement as also supported DC/24/1447 with no alterations. This statement does not outline any specific details on the proposed polytunnel and barn. The submitted site plan outlines that various items will be sold from the proposed sales area- including Fencing, Sheds, Greenhouses, Planters, Garden construction Materials, Turf, Top Soil and Aggregates. It is assumed those items are all relevant to this most recent iteration of the planning proposal.

Can the applicant please outline whether these larger items are already sold from the site or whether they would be additional, what the impact would be in terms of existing/ anticipated delivery frequencies in and out, delivery vehicle types. Parking and turning for delivery vehicles etc should also be shown- taking into consideration the existing customer/staff parking locations and available space. The applicant should provide any additional advice/ information relating to impact on highways movements and capacity.

Once this additional information has been provided, please re consult.

Jodie Wilkes
West Sussex County Council – Planning Services