WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	24/03/2025
LOCATION:	Top Paddock Farm, Kerves Lane, Horsham, RH13 6RJ
SUBJECT:	DC/25/0313 Siting of a timber clad building to house vending machines for the sale of meat and dairy products produced on the farm.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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

This application seeks the siting of a timber clad building to house vending machines for the sale of farm produce. The site is location on Kerves Lane, a C-classified road subject to a speed restriction of 40 mph in this location.

The existing access point on Kerves Lane will be utilised for this development. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Kerves Lane.

Considering the small scale nature of the application proposals, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of use of the existing access point.

A small parking area fronting the site is proposed to serve the building, with space for 3-4 car parking spaces. Again, considering the scale of the proposed operation, the proposed parking provision would be considered sufficient. On-site turning appears achievable, allowing cars to turn and exit in a forward gear.

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.

Kyran Schneider
West Sussex County Council – Planning Services