WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Nicola Pettifer
FROM:	WSCC – Highways Authority
DATE:	16 October 2024
LOCATION:	Birchfield Nursery Kidders Lane Henfield West Sussex BN5 9AB
SUBJECT:	DC/24/1411 Temporary permission to retain pop-up coffee shop, ancillary to the wider horticultural use (Retrospective)
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The Local Highways Authority has previously been consulted on matters at this location under application DC/24/0290 for a similar proposal, no highways objections were raised to the proposal.

Although the site address is located on Kidders Lane, access to the site appears via an existing wide bellmouth access to the east of the site from the A281. This access point is established and has been present for several years. From observation of data supplied to WSCC from Sussex Police, it appears that there has been a single collision at the point of access, this was however attributed to a driver error and not to any pre-existing concern with the operation of the access.

The café use has been in place for approx. 3 years with no known highways safety or capacity concerns. Trips to the café are likely to be made up mostly of combined trips with the use of the nursery. On this basis, the temporary retention of this café would not be considered to give rise to a material change in the nature and capacity of movements to the site.
The existing parking provision is to be retained and has functioned for some time with no known safety or capacity issues.

The Local Highways Authority has been made aware of a larger long term proposal at the site, however The LHA are required to consider the merits of the application submitted. Comments made in this report relate to the development proposed, as set out above. Any further applications on the site would be considered on their own merits at the time of submission.

The Local Highway Authority does not consider that the 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.

Jodie Wilkes
West Sussex County Council – Planning Services