

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	Highways, WSCC
DATE:	09/03/2026
LOCATION:	Crays Barn, Crays Lane, Goose Green, RH20 2LR
SUBJECT:	DC/26/0261 Demolition of an agricultural building and the erection of 3No. dwellings.
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.

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 an agricultural building and erection of three residential dwellings. The site is located on Crays Lane, an unclassified rural road subject to national speed limit in this location.

The applicant proposes to utilise the existing vehicular access on Crays Lane. From inspection of WSCC mapping, there are no apparent visibility issues at the existing point of access onto the maintained highway. In addition, the LHA does not anticipate that this proposal would give rise to a significant material intensification of movements to or from the site.

From inspection of the plans, each of the proposed dwellings appears to have sufficient off-street car parking provision to serve the development as per the requirements outlined in WSCC Parking Standards. On-site turning appears achievable, allowing cars to exit the site in a forward gear.

The site is situated in a rural location that lacks access to nearby amenities and services. Additionally, the nearby road network is unlit and lacks footpaths. Therefore, the LHA anticipates that future residents may be reliant on the private car for most trips. Cycling is an option for experienced cyclists, and the Application Form states that six cycle spaces will be provided. The applicant should demonstrate this in the form of covered and lockable cycle storage.

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 conditions 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

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 to be 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.

Kyran Schneider

West Sussex County Council – Planning Services