WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	WSCC – Highways Authority
DATE:	17 September 2024
LOCATION:	Trenchmore Farm, Burnt House Lane, Horsham, RH13 8DG
SUBJECT:	DC/24/1286 Change of use of an existing log cabin from an ancillary agricultural use to a use as a permanent rural worker's dwelling for a farm worker.
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.

This proposal is for the change of use of an existing log cabin from an ancillary agricultural use to a use as a permanent rural worker's dwelling for a farm worker. The site is located on Burnt House Lane, an unclassified road subject to a speed restriction of 60 mph.

The LHA previously provided consultation advice for this site for application DC/20/1254, raising no highway safety concerns. This Local Planning Authority (LPA) permitted the application for an erection of an agricultural storage building.

No alterations are proposed to the existing access arrangement. The proposed change of use is not anticipated to give rise to a material intensification of use of the existing access point.

An inspection of data supplied to WSCC by Sussex Police over a period the past five years reveals that have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the existing junction and access to the property is operating unsafely or that the proposal would exacerbate an existing safety concern.

The applicant will retain an existing car parking space for the dwelling, which is considered sufficient for the proposed use. The location of the car parking space is not shown on the plans, however there is ample space on the site for the car parking space and to allow on-site turning.

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 115), and that there are no transport grounds to resist the proposal.

Liz Corcoran
West Sussex County Council – Planning Services