WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	WSCC – Highways Authority
DATE:	4 September 2025
LOCATION:	Land West Of Trickles Wood Hole Street Ashington West Sussex RH20 3DE
SUBJECT:	DC/25/1205 Erection of a temporary rural workers dwelling
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 application is for the erection of temporary rural workers dwelling. The site is located on Hole Street, a C-classified road subject to a speed limit of 40mph.

The proposal will utilise the existing access track as approved under DC/25/0063. Visibility at the access onto Hole Street is considered to be sufficient for the proposal. The proposed rural worker's dwelling is likely to result in fewer vehicle movements per day than those associated with an off-site rural worker.

The proposed plans demonstrate that two parking spaces will be provided for the dwelling which is considered sufficient for a dwelling of this size and location. Vehicles will be able to turn on site and exit onto the public highway in a forward gear.

The site is rurally located and as such, cycling would be possibly for experienced cyclists only. The LHA would encourage secure and covered cycle storage to be provided to promote sustainable transport methods; details of which can be secured via condition if considered appropriate.

Conclusion
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.

Nicola Elliott
West Sussex County Council – Planning Services