WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	05/06/2024
LOCATION:	Barn at Black Cherry Farm, Bashurst Hill, Itchingfield, RH13 0PB
SUBJECT:	DC/24/0668 Conversion of a disused agricultural building to a single dwelling house with associated residential curtilage
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 conversion of a disused agricultural building to single dwelling house with associated residential curtilage. The site is located off Bashurst Hill, a C-classified road subject to national speed limit in this location.

A private access track, maintained as Public Footpath no. 1474, links the public highway to the application site. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Bashurst Hill. In addition, the proposed development is not anticipated to give rise to a material intensification of use of this existing access point.

The plans demonstrate parking provision for three cars, which would be in accordance with WSCC Parking Standards for a dwelling of this size and location. On-site turning appears achievable, allowing vehicles to exit the in a forward gear.

No details of cycle parking provision have been provided, although the LHA recognise the rural site location whereby cycling may not be a viable option for some. The LPA may wish to secure cycle parking provision if they deem it appropriate.

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

Kyran Schneider
West Sussex County Council – Planning Services