WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	WSCC – Highways Authority
DATE:	16 July 2025
LOCATION:	Bentons Place Hooklands Lane Shipley West Sussex RH13 8PY
SUBJECT:	DC/25/0703 Prior Notification for Change of Use of Agricultural Buildings to 7no. dwellinghouses. More information received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No objection

Further to our previous response a Highway technical Note has been provided to support the application.

Likely existing and proposed traffic levels have been considered along with current traffic levels and speeds of vehicles using Hooklands Lane. Improvements have been made to the vehicle access by removing vegetation and proposing a condition to ensure visibility is maintained.

Whilst an ATC was considered inappropriate for this location speeds were observed to be a maximum of 35mph with 85%ile speeds likely to be lower. Traffic levels outside of peak times were observed to be 20 cars per hour.

Traffic generated by the proposed 7 dwellings has been estimated at 32 two-way movements per typical weekday which is highway than average existing levels for the farm use. However, it is recognised that at certain times of year the farm use will have generated higher levels of traffic.

No parking provision been shown on the plans or detailed in the application, however there appears to be ample spaces within the curtilage of the site for parking.

No highway objection subject to the following conditions.

Visibility
No part of the development shall be first occupied until visibility splays of 2 metres by 170 metres to the south and 2 metres x 93m to the north have been provided at the proposed site vehicular access onto Hooklands Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.9 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

Car parking space (details required)
No part of the development shall be first occupied until the car parking spaces (14) have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.
Reason: To provide car-parking space for the use.

Debbie Farrell
West Sussex County Council – Planning Services