WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Tamara Dale
FROM:	Highways, WSCC
DATE:	10/06/2024
LOCATION:	Bentons Cottage, Bentons Lane, Dial Post, RH13 8NP
SUBJECT:	DC/24/0284 Change of use from office and barn storage to two single storey dwellings, as alternative to permissions DC/23/1069 and DC/23/2158 (resubmission of DC/23/1708).
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 change of use from office and barn storage to two single-storey dwellings. The site is located on Bentons Lane, a privately maintained road – as such, these comments should be considered as advice only.

Access to the maintained highway is at the junction with Worthing Road, a C-classified road subject to a speed restriction of 30 mph in this location. The proposed development is not anticipated to give rise to a significant material intensification of use of this junction.

The plans demonstrate suitable parking provision for both proposed dwellings in line with WSCC Parking Standards. Cars can utilise the privately maintained road to turn and exit onto Worthing Road in a forward gear.

Cycle parking has been demonstrated for Unit 2, but not for Unit 1. The LPA may wish to secure cycle parking for both units if they deem appropriate to do so in this location.

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