

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Watt
FROM:	Highways, WSCC
DATE:	14/07/2025
LOCATION:	Willowbrook, Danworth Lane, Hurstpierpoint, BN6 9LW
SUBJECT:	DM/25/1406 Proposed conversion and extension of hay barn to create 1 no. one bedroom dwelling with two proposed parking spaces and removal of existing mobile home.
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.

Summary

This application is for the conversion and extension of hay barn to creation one dwelling. The site is located on Danworth Lane, an unclassified road subject to national speed limit in this location. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The applicant proposes to utilise the existing vehicular access on Danworth Lane, with no alterations to this arrangement proposed. From inspection of WSCC mapping, visibility appears suitable for the anticipated road speeds in this location. In addition, the proposed development is not anticipated to give rise to a material intensification of use of the existing access.

Parking and Turning

The applicant has demonstrated a parking provision of two parking spaces, in accordance with WSCC Parking Standards for a dwelling of this size and location. From inspection of the plans, the proposed parking bays appear suitably sized, and there appears to be sufficient space for on-site turning to be achievable.

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. If the LPA believe cycle parking is justifiable, the applicant should provide covered and lockable cycle storage for at least one cycle in accordance with WSCC Parking Standards.

Sustainability

The site is situated just outside Hurstpierpoint, which provides some local services and amenities. However, Danworth Lane lacks a footway and is unlit in this location, which may deter walking or cycling for some. Cycling is viable for confident cyclists.

Conclusion

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

If the LPA are minded to approve the application, the following condition 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

Kyran Schneider
West Sussex County Council – Planning Services