

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stefan Galyas
FROM:	Highways, WSCC
DATE:	20/04/2026
LOCATION:	Land at Bob Lane, Wineham Lane, Wineham, BN5 9AY
SUBJECT:	DM/26/0780 Proposed barn and aquaponic fish shed and greenhouse.
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.

Summary and Context

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed erection of a barn and aquaponic fish shed and greenhouse. The site is located on Wineham Lane, a C-classified road subject to national speed limit in this location.

The LHA was previously consulted regarding a similar application at this site, DM/18/3778 (Proposed barn and aquaponic fish sheds and greenhouse), of which the LHA raised an objection based on insufficient information. The LPA refused the application, citing a lack of highways-related information as one of the reasons for refusal.

Content

The proposals appear not too dissimilar from that of the previously refused application at this site. However, more detailed information in regards to the proposed commercial operations and site layout have been submitted to the support this application.

The proposed development will sell produce directly to retailers/wholesalers. The submitted Planning Statement suggests that the proposed use could generate 40-50 movements per week, in the form of staff trips and deliveries – this would not be considered a significant material increase of movements on the local highway network.

The existing vehicle access is to be utilised for this development. I have reviewed local mapping, and the achievable visibility appears suitable for the anticipated road speeds in this location. In addition, I have reviewed five-year collision data, which reveals no recorded collisions attributed to the use of the existing access within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

The plans demonstrate a vehicle parking area, which appears suitably sized to accommodate an appropriate amount of parking to serve the needs of the site (based on the anticipated staff numbers), with room for on-site turning to be achievable.

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.

Kyran Schneider
West Sussex County Council – Planning Services