

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council FAO: Bethan Tinning
<b>FROM:</b>	WSCC – Highways Authority
<b>DATE:</b>	22 May 2024
<b>LOCATION:</b>	Lancasters Cottage, Littleworth Lane, RH13 8EJ
<b>SUBJECT:</b>	DC/24/0669 Demolition of one bedroom annexe and garden buildings and erection of a three bedroom detached dwelling.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	Advice

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

This proposal is for the demolition of one bedroom annexe and garden buildings and erection of a three-bedroom detached dwelling. The site is located on Littleworth Lane, a C-classified road subject to a speed restriction of 60 mph. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for this site for application DC/21/2812, raising no highway safety concerns. This Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

This application has been supported by a Transport Statement provided by GTA Civils and Transport.

The plans demonstrate that the existing garage will be demolished and a shared access serving both the host and proposed dwelling will be constructed. The plans indicate that the existing access will be closed. The proposed access will be a bell mouth arrangement and as such would be required to be constructed under a Section 278 Minor Works agreement with WSCC.

A 7-day speed survey was carried out in January 2022 at the proposed site access location to determine 85th percentile speeds in this location. The speed survey indicated 85th percentile speeds of 40mph northbound and 43mph southbound. The Design Manual for Roads and Bridges (DMRB) minimum Stopping Sight Distance (SSD) would be 103m northbound and 116m southbound for the 85th percentile speed at this location.

Visibility splays have been provided at the proposed new access demonstrating 150m visibility to the south of the access and 150+m visibility to the north of the access. This exceeds the required visibility splays in accordance with the DMRB SSD for the 85th percentile speeds. The plan demonstrates that visibility splays are wholly maintainable within the public highway.

The applicant proposes four car parking spaces for this development, comprising of a double-bay garage and the proposed driveway. The WSCC Car Parking Demand Calculator expects that a minimum of three parking spaces would be required for a

dwelling of this size and location. Therefore, the LHA is satisfied with the proposed level of parking provision.

The proposed double-bay garage meets minimum internal dimensions of 6 x 6m as set out in Manual for Streets. There appears to be sufficient space on the proposed driveway for at least 3 car parking spaces and space for on-site turning. The proposed garage is of sufficient size for bicycle storage, and this has been indicated on the plan.

## **Conclusion**

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.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

### **Conditions**

#### *Access (Access to be provided prior to first occupation)*

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Site Plan and numbered S031.3E.

Reason: In the interests of road safety.

#### *Access closure*

No part of the development shall be first occupied until such time as the existing vehicular access onto Littleworth Lane has been physically closed in accordance with the plan titled Visibility Splays and numbered S031.12 within Appendix A of the Transport Sustainability Report.

Reason: In the interests of road safety.

#### *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

#### *Cycle parking*

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

### **Informative**

#### *Works within the Highway – Implementation Team*

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

**Liz Corcoran**

**West Sussex County Council – Planning Services**