

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Robert Hermitage
FROM:	WSCC – Highways Authority
DATE:	27 March 2025
LOCATION:	The Green Man Jolesfield Partridge Green West Sussex RH13 8JT
SUBJECT:	DC/25/0169 Change of use of existing public house into No.3 residential units (1 x 1 bedroom and 2 x 2 bedroom dwellings).
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary

West Sussex County Council was consulted previously on Highway Matters for this location under planning applications no. DC/17/1498, for Proposed erection of a three bedroom two storey dwelling with, 2x dedicated parking spaces, as accommodation for staff associated with the Green Man public house, to which additional information was required relating to the access arrangements. This application was refused by the Local Planning Authority prior to the information being provided- for reasons unrelated to highway safety.

Access

This most recent submission is for the change of use to three residential dwellings, comprising 1x 1bed and 2 x 2bed dwellings. The site is served via two existing accesses. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at either junction with the public highway, onto Jolesfield (B2135). There is no evidence to suggest that the junctions are operating unsafely, or that the proposed change of use would exacerbate an existing safety concern.

There are no proposed changes to these access arrangements. The accesses appear sufficient for the proposed use, there is sufficient width at the accesses for two vehicles to pass should conflict arise.

Parking

The site provides 2 allocated parking spaces per unit and a 7th parking space for visitor use. This provision appears to accord with the figures laid out within the WSCC Parking Demand Calculator. The spaces accord with the minimum parking space dimensions adopted by WSCC from the Manual for Streets, which advises 2.4m x 4.8m each. These spaces will be allocated to each property to ensure the provision remains available in

perpetuity. Sufficient space exists within the site for vehicles to manoeuvre and to allow egress onto Jolesfield in a forward gear. Secure and covered cycle storage is proposed for each dwelling and will be positioned within the garden space allocated. The cycle parking should be a secure and covered arrangement, in order to promote a sustainable alternative to the use of a car.

Sustainability

A regular bus service to Brighton, Horsham and Henfield operates in Partridge Green approx. 730m to the south of the site. Within Partridge Green there are also various shops, schools, surgeries and amenities available. Secure and covered cycle parking has been demonstrated and should be conditioned alongside any permission of this proposal.

Capacity

Given the scale of the proposal and the existing permitted use a TRICS assessment and Travel Plan are not required. Whilst the LHA acknowledge that there will be a difference in the pattern of traffic movements, it is not considered that there will be a material increase in traffic movements over the existing use. In addition, there are no known capacity and congestion issues within the immediate vicinity of the site. From a capacity perspective we are satisfied the proposal will not have a severe residual impact.

Conclusion

The Local Highway Authority does not consider that the proposal for 3 dwellings 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 Local Planning Authority is minded to grant planning consent the following conditions would be advised:

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 plans and details to be submitted to and approved by the Local Planning Authority.

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

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Jodie Wilkes
West Sussex County Council – Planning Services