

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Robert Hermitage
FROM:	WSCC – Highways Authority
DATE:	18 February 2025
LOCATION:	Shelley Arms, 16-18 Old Guildford Road, Horsham, RH12 3JU
SUBJECT:	DC/25/0116 Erection of 4No. dwellings and associated car parking, amenity space and landscaping, along with re-configuration of pub car park.
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 and History

The Local Highways Authority (LHA) has been consulted previously on matters at this location under the following planning applications-

- **DC/18/1895** – For four dwellings with associated parking, amenity space and landscaping and a new parking layout for the public house – No highways safety concerns raised subject to conditions- *LPA Granted permission.*
- **DC/21/2281** – For four dwellings with associated parking, amenity space and landscaping and a new parking layout for the public house - No highways safety concerns raised subject to conditions- *LPA Refused permission.*
- **DC/24/0475** - For four dwellings with associated parking, amenity space and landscaping and a new parking layout for the public house - No highways safety concerns raised subject to conditions – *Application withdrawn prior to determination.*

From observation of the most recently submitted plans, it has been noted that this submission does not materially differ to that previously submitted under the previous proposals, with regard to Highways Safety matters.

The 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 the existing accesses to the public highway, onto Old Guildford Road from the Shelley Arms car park. There has been a recorded collision at the junction of Old Guildford Road and Weston Avenue, however from observation of the data, it is apparent that this was not due to any defect with the highway or an existing safety concern in this location. There is no evidence to suggest therefore, that the junction is operating unsafely, or that the proposed change of use would exacerbate an existing safety concern.

The Shelley Arms Car Park

Access

As mentioned above the existing accesses have functioned for some time with no known highways safety concerns to flag any concern with their current operation.

Parking

The parking layout proposed differs only slightly to the previously approved plans, with 42 parking spaces to serve the pub and a change in layout with spaces 18-22. The proposed parking arrangement is considered acceptable. Parking space sizes meet WSCC requirements and turning has been provided for the majority of spaces by means of the 6m wide internal roadway surface. The LHA notes that parking spaces 32-33 may require a multiple manoeuvre to turn from the spaces, or it is possible that users may reverse down the length of the parking area to the existing car park before adjoining the one way system to exit the site. This would not be a Highways safety concern however, more an amenity consideration for the LPA to consider.

3 Disabled parking bays have also been provided by the applicant, these spaces appear to meet standards as outlined within the Department of Transport's Inclusive Mobility guidance.

Proposed Residential Dwellings

Access and Visibility

The accesses proposals remain unchanged from the original applications.

The LHA note the presence of street lighting and utilities at the proposed residential access, should these fall within 1m of either side of the site access, these will require relocation at the applicants own expense.

The applicant will require a Minor Works license to carry out the site access works on the highway, although the applicant should also be aware that Weston Avenue is not yet adopted by the Highway Authority. Therefore, the applicant is also advised to enter into discussions with the utilities provider and Bellway regarding the access proposals.

The footway serving Weston Avenue is circa 2m wide. Given the likely slow speeds and good forward visibility along the length of Weston Road, this is thought to provide acceptable visibility to serve the development.

Parking

Parking spaces are of sufficient size with adequate turning spaces to allow egress of the site in a forward gear. I have compared the provision to data as outlined within the WSCC Parking Demand Calculator (PDC). The PDC outlines that 9 parking spaces would be sufficient for this development, this includes 8 allocated spaces, 2 per dwelling and a single unallocated space for visitors. This provision will be required to be made up within the wider network on street.

The LHA will only consider the impact of overspill parking from a safety perspective; matters of amenity would be a matter for the consideration of the Local Planning Authority. While it is likely that some overspill parking may occur, it is not considered that this would be detrimental to highway safety and key locations in the public highway are subject to enforceable parking restrictions.

Secure and covered cycle parking is referenced within the Design and Access Statement as being potentially provided for each dwelling. A secure cycle parking provision helps promote sustainable transport and assists in alleviating the reliance on the use of a car for shorter journeys. A suitably worded condition is included below, to secure this provision alongside any permission of this proposal.

Sustainability

The Shelley Arms is situated within proximity of a bus stop which offers regular hourly daytime services to Dorking, Guildford, Pulborough, Horsham and Wickhurst Green. The nearest railway station is Horsham to the East, this is situated a 23minute bus journey from The Shelley Arms.

There are a few shops and amenities within proximity of the site, a fuelling garage is present to the east towards the A24 and a One Stop is situated to the west along Billingshurst Road. To the south a Tesco Extra is located just off the A281, the walk does require pedestrians to use an underpass to navigate the A281 and therefore may not be desirable for all users.

Conclusion

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 116), and that there are no transport grounds to resist the proposal. Should the LPA be minded to approve this proposal, the following should be sealed via condition.

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 *proposed site plan* and numbered *Ra 3357 s3 001 a*.

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 plans and details 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.

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

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West Sussex County Council – Planning Services