

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Tamara Dale
FROM:	WSSC – Highways Authority
DATE:	4 February 2025
LOCATION:	Lock House, Lock, Partridge Green, West Sussex, RH13 8EG
SUBJECT:	DC/25/0037 Conversion of a single dwelling into 3no. dwellings and conversion of the existing garage block with flat into single dwelling. (Full Application).
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.

This proposal is for the conversion of a single dwelling into 3no. dwellings and conversion of the existing garage block with flat into single dwelling. The site is located on Lock Lane, a private road, consequently these comments are for your advice only. Following an inspection of the application documents, WSSC 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/24/1667, raising no highway safety concerns. This Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

Access

The primary access is via Lock Lane which adjoins the public highway at Bines Road, a B-classified road subject to a speed restriction of 30 mph in this location. The private access is narrow with regular passing places. The site is prone to flooding few times a year due to the river Adur. During these times, the site is via a private access that adjoins the public highway at the A24. There are many Public Rights of Way (PROW) within the vicinity of the site, please refer to separate WSSC Prow response for detailed comments.

There are no proposed changes to the existing access arrangements. An inspection of collision data provided to WSSC by Sussex Police from a period of the last five years reveals one recorded injury accident within the vicinity of the site. However, this was not attributed to the use of the site access or site operation. Therefore, there is no evidence to suggest the site access has been operating unsafely, or that its continued use would exacerbate an existing safety concern.

Capacity

The Transport Statement includes trip generation data ascertained from the TRICS database. The current use generates 49 two-way movements a day. The proposed use is estimated to generate 21 two-way movements a day, this is a reduction of 28 two-way movements a day. Therefore, the LHA are satisfied that the vehicular trips from the proposed use will not cause a material intensification of the local highway network.

Parking

The applicant proposes ten car parking spaces for this development. A development of this size in this location would require at least ten car parking spaces to WSCC Car Parking Standards. Therefore, the LHA is satisfied with the proposed level of parking provision.

A triple-bay garage will be lost as part of the proposals; however, the site exhibits sufficient room to accommodate parking on the existing hardstanding. From inspection of the plans, the proposed parking bays are suitably sized and on-site turning appears achievable. Secure cycle parking can be accommodated within existing storage areas.

Sustainability

The site is located within walking/cycling distance of Partridge Green where local services and amenities are located. Cycling is a viable option in the area. Regular buses are available from High Street. However, Lock Lane lacks footway or lighting so there may be some reliance on the private car.

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 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

Liz Corcoran

West Sussex County Council – Planning Services