WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Tamara Dale
FROM:	Highways, WSCC
DATE:	26/04/2024
LOCATION:	2 Castle Lodge, Broadwater Lane, Copsale, RH13 6QJ
SUBJECT:	DC/24/0491 Change of use of existing ancillary garage and summerhouse to independent self-contained C3 residential accommodation.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£N/A

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

Summary and Context

This application seeks the change of use of existing ancillary garage/summer house to independent self-contained residential accommodation (Use C3). The site is located on Broadwater Lane, a C-classified road subject to national speed limit in this location. Following an inspection of the submitted 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/20/2036, of which more information was requested but no objections were raised in principle. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

Access and Visibility

A new vehicular access point is proposed on Broadwater Lane to serve the site. From inspection of the plans and WSCC mapping, visibility appears suitable for the anticipated road speeds in this location. Although I would note that some vegetation to the north of the proposed access point should be trimmed back to ensure suitable visibility splays are maintained. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access point is operating unsafely, nor that the proposed access arrangement would exacerbate an existing safety concern.

Parking and Turning

Two car parking spaces are proposed to serve the unit in accordance with WSCC Parking Standards for a dwelling of this size and location. From inspection of the plans, the proposed parking spaces appear suitably sized and on-site turning appears achievable. Provision for the storage of bicycles have also been provided in accordance with WSCC Parking Standards.

Sustainability

The site is situated in a relatively rural location that lacks access to nearby services and amenities. In addition, Broadwater Lane lacks footways and street lighting. As such, residents may have a reliance on the private car. The nearby village of Southwater is within cycle distance, although cycling may only be viable for experienced cyclists.

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
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.

Informative
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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:
http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

Kyran Schneider
West Sussex County Council – Planning Services