WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	25 October 2024
LOCATION:	Short Row House, High Street, Partridge Green, West Sussex, RH13 8ET
SUBJECT:	DC/24/1413 Retrospective Planning Application for the erection of a bungalow and associated works (revisions to previously approved application DC/16/2331 comprising material details and water neutrality measures).
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 erection of a bungalow and associated works. The site is located on High Street, a B-classified road subject to a speed restriction of 30 mph. The application is retrospective with the work completed in July 2023.

The LHA previously provided consultation advice for this site for application DC/16/2331, raising no highway safety concerns. This Local Planning Authority (LPA) permitted the application.

There are no proposed changes to the existing access point onto High Street. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals one recorded collision 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.

As this application is for a single dwelling only, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

The applicant proposes two car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. However, there is space within the site to provide for an additional car parking space to meet the parking provision.

From inspection of the plans, the parking area is suitably sized and on-site turning has been demonstrated. However, the proposed garage is smaller than the Manual for Streets guidelines for minimum internal dimensions of 3m x 6m. To be considered for parking provision it would need to be enlarged. The proposed cycle store will provide secure cycle parking provision in accordance with WSCC Parking Standards.

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 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

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.

Liz Corcoran
West Sussex County Council – Planning Services