WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	WSCC - Highways Authority
DATE:	24 January 2024
LOCATION:	Land Parcel at 523528 121673, Lot 2, Kent Street, Cowfold
SUBJECT:	DC/23/0331 Temporary stationing of a caravan/mobile home to allow for 'living on site' during the course of construction of new housing on an adjoining site.
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.

This application seeks the retrospective temporary stationing of a caravan to allow for living on site during the course of construction of new housing adjoining the site. The site is located off Kent Street, an unclassified road subject to national speed limit.

From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Kent Street. Considering the scale of what is proposed, the LHA does not anticipate that the proposals would give rise to a significant material intensification of movements to or from the site. With applications such as this, the provision of construction workers' accommodation can be seen as a benefit in highways terms, as it limits the number of vehicular movements associated with commuting to the site.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions within the vicinity of the site access. Therefore, there is no evidence to suggest the existing access has been operating unsafely, or that the proposed development would exacerbate an existing safety concern.

From inspection of the plans, there appears to be suitable space within the site to accommodate an appropriate amount of vehicular parking and turning space. Regarding cycles, no details have been submitted, although the LHA recognise the rural site location whereby cycling may not be a viable option. If the LPA believes cycle parking is justifiable for this application, the applicant can demonstrate secure and covered cycle parking provision in accordance with WSCC Parking Standards.

In summary, 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.

Kyran Schneider
West Sussex County Council – Planning Services