WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	20/08/2024
LOCATION:	Bridge Farm, Coolham Road, Coolham, RH13 8GP
SUBJECT:	DC/24/1125 Change of use of land to storage of scaffolding equipment (Retrospective)
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 change of use of the land for the storage of scaffolding equipment. The site is located off Coolham Road, a C-classified road subject to national speed limit in this location.

The site is served by an existing vehicular access point on Coolham Road, and no alterations are proposed to this existing arrangement. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Coolham Road.

The submitted Planning Statement includes details of trip generation for the proposed development. The proposals are anticipated to generate eight two-way domestic movements and six two-way truck movements per day. The LHA are satisfied that these movements can be accommodated into the local highway network without adverse safety impact.

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 has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

From inspection of the plans and WSCC mapping, there appears to be suitable space within the site for the parking and turning of vehicles associated with the proposed use.

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