WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	Highways, WSCC
DATE:	14/04/2025
LOCATION:	11-13 Police Station, London Road, Pulborough, RH20 1AP
SUBJECT:	DC/25/0370 Conversion of two police houses and station to two 3-bed dwellinghouses and one 1-bed dwellinghouse.
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 conversion of two police houses and station to three residential dwellings. The site is located on London Road, an A-classified road subject to a speed restriction of 30 mph. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The site is served by an existing vehicular access point on London 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 London Road. In addition, the proposals are not anticipated to give rise to a material intensification of use of this existing access point.

Parking and Turning

The Planning Statement states that six car parking spaces are proposed within the existing front forecourt. The LHA would request that this be increased to seven car parking spaces, to align with the output of the WSCC Car Parking Demand Calculator. There appears to be sufficient space within the forecourt for seven car parking spaces to be accommodated. On-site turning appears achievable, allowing vehicles to exit in a forward gear.

Regarding cycles, each dwelling will be provided with existing garages for storage purposes, and these appear suitable to accommodate cycle parking provision in accordance with WSCC Parking Standards.

Sustainability

The site is situated in a sustainable location within walking/cycle distance of local services and amenities within Pulborough. Cycling is a viable option in the area. The site is also well connected by public transport, with regular bus services available from the nearby A283. Pulborough Railway Station is located approximately 850m southwest of the site.

Conclusion

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 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 required)
No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use.

Kyran Schneider
West Sussex County Council – Planning Services