WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Tamara Dale
FROM:	WSCC - Highways Authority
DATE:	7 March 2024
LOCATION:	Land at Sumners Ponds, Chapel Road, Barns Green
SUBJECT:	DC/24/0203 Relocation of existing Wardens Accommodation to an alternative location on the 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.

Summary and Context

This application seeks the relocation of existing warden's accommodation to alternative location. The site is located off Chapel Road, an unclassified road subject to a speed restriction of 30 mph. 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 were previously consulted regarding highway matters for this site for application DC/21/2697, raising no objections. The Local Planning Authority (LPA) permitted the application.

Content

Access to the maintained highway network is at the access point on Chapel Road. The use of this access was considered acceptable by the LHA for application DC/21/2697, and the proposed use is not anticipated to give rise to a material intensification of use of this access, over what has been permitted previously.

One car parking space is proposed to serve the site. Under WSCC Parking Standards, a dwelling of this size and location would be expected to be served by two parking spaces. The LHA would not anticipate that the shortfall of one parking space would give rise to a highway safety concern or parking capacity impact in this location, but the LPA may wish to consider the potential amenity impact on on-street parking.

From inspection of the plans, the proposed parking bay appears suitably sized, and a car can utilise the wider site's internal access road to turn and exit onto the maintained highway in a forward gear.

No details of cycle parking provision have been provided. The LHA would request that secure cycle parking provision for at least one bicycle be provided, to promote the use of sustainable transport methods.

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 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.

Kyran Schneider
West Sussex County Council – Planning Services