WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	WSCC - Highways Authority
DATE:	22 January 2024
LOCATION:	Land at 511449 130746 Maydwell Avenue Slinfold West Sussex
SUBJECT:	DC/23/2029 Erection of an office building (Use Class E) with associated parking.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above full planning application (DC/23/2029), with regards to any highway safety or capacity implications of the proposed development. The application is supported by way of a Planning Statement.

The application site is The Business Park, accessed from Madewell Avenue, Slinfold, RH13 0AS. The development proposal is for the erection of a two-storey office building (Use Class E) with associated parking. The building was originally approved under application reference DC/19/0533.

The access into the business park is gained from Stane Street which is a publicly maintained highway subject to national speed limit of 60mph. The internal road Maydwell Avenue is a privately maintained track serving several business units within the business park. The access arrangements, internal layout and associated parking were agreed with the LHA under previously approved scheme. The development proposes to provide 14 nos. car parking spaces which is in line with WSCC's parking requirement of 1 space per 30sqm. Safe and secure parking provision for 3 nos. bicycles is made to encourage sustainable travel.

In terms of vehicular trip generation, although no estimated trip generation exercise is submitted with the consultation, the LHA from experience with similar site context, consider that the estimated trips from the proposed development would not cause capacity issues on the local highway network.

The Local Highway Authority (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 (NPPF), paragraphs 110 -113, as revised 20th July 2021. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following conditions should be applied:

CONDITIONS

Vehicle Parking

No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide adequate on-site car parking and turning space within the development.

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 submitted to and approved by the LPA.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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West Sussex County Council – Planning Services