WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	Highways, WSCC
DATE:	12/11/2024
LOCATION:	Land at 521105 113285, New Hall Lane, Small Dole, BN5 9YH
SUBJECT:	DC/24/1574 Erection of a detached two storey dwelling with new access, landscaping, and associated works. (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 erection of a detached two-storey dwelling with access, landscaping and associated works. The proposals are retrospective, with the works having commenced on 07/01/2024, as outlined in the Application Form. The site is located on New Hall Lane, a privately maintained road – as such, these comments should be considered as advice only.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for similar application DC/20/2269, of which no highway safety concerns were raised. The Local Planning Authority (LPA) permitted the application.

As per the LHAs previous comments at this site, the addition of a single dwelling would not be anticipated to give rise to a significant material intensification of use of the existing junction off the publicly maintained highway Shoreham Road.

Provision for three off-street car parking spaces have been demonstrated, which would be in accordance with WSCC Parking Standards for a dwelling of this size and location. On-site turning appears achievable, allowing cars to exit in a forward gear.

Secure storage for bicycles has also been demonstrated – Provision for the secure storage of two bicycles would be in accordance with WSCC Parking Standards for a dwelling of this size.

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