WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	24 May 2024
LOCATION:	Strood Park Farm House Strood Lane Warnham West Sussex RH12 3PF
SUBJECT:	DC/24/0689 Construction of a replacement dwelling.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application is for demolition of existing two bed building at Strood Park Farm House and erection of replacement two bedroom dwelling. The site is located on Strood Lane, a D class road subject to national speed restrictions.

The submitted plans indicate that the existing access will be retained with no changes proposed. The proposal to replace the existing dwelling is not anticipated to result in a material intensification of use of the point of access onto Strood Lane, or result in a highway safety or capacity issue. The proposed dwelling although larger in scale includes the same number of bedrooms as the current dwelling and therefore the parking demand and movement associated with its use would not be anticipated to change as a result of the proposal.

Parking has been offered to serve the dwelling with two spaces demonstrated and including space for a turn on site. The parking for the main dwelling of Strood Park Farm House would remain unchanged. From consulting the WSCC Parking Demand Calculator, the proposed parking would be considered sufficient to serve the likely demand.

The site is located in an area that is remote from local facilities, however we are mindful of the nature of movements associated for such a use and while there would at times be a dependency on the car, there are a number of footpaths and bridleways that link to other local areas. The applicant has not outlined an intention to include cycle parking. The LPA may wish to consider whether this would be a reasonable request alongside this application

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 are advised:

Conditions
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

Jodie Wilkes
West Sussex County Council – Planning Services