WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC - Highways Authority
DATE:	27 November 2023
LOCATION:	Sandgate House Water Lane Storrington West Sussex RH20 3LY
SUBJECT:	DC/23/1929 Subdivision of a house to create two semi detached dwellings, including the formation of a porch and detached car port.
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.

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

This application is for the subdivision of the existing property, Sandgate House in Water Lane Storrington. The site will be served using the existing access point onto water lane. Water Lane is a C classified road subject to 40mph speed restrictions, the LHA has consulted the most up to date WSCC Accident data which shows two incidents have occurred within proximity of the access point however these were not attributed to any highway defect or any concerns with the layout of the existing access point.

The proposal shows an open internal parking and turning area. This uses a shared turning circle with a three bay car port supplied for each dwelling. The parking allocation is considered sufficient to serve the likely demand for the properties and there appears room within the frontage to facilitate a turn on site manoeuvre and additional ad-hoc parking. The WSCC parking demand calculator outlines that 3 parking spaces would be sufficient to serve each of the dwellings of these sizes.

The access is to be served via a gate which is set back from the highway a sufficient distance to accommodate a vehicle awating the gate opening. This allows the free flow of traffic along Water Lane and removes a waiting vehicle in the highway.

It is not anticipated that a single additional dwelling would give rise to a severe material number of movements to this location. Weight is given to the fact that this is an existing access arrangement and has functioned for some time with no known highways safety concerns.

The LPA may wish to ensure that the applicant supplies cycle parking, although this may not be a preferable mode of transport for all residents given the nature of the adjoining

road. Cycle parking however encourages and provides a sustainable alternative to the use of a car for shorter journeys, for example into Storrington.

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and there are no known transport grounds to resist the proposal.

If the Local Planning Authority (LPA) is minded to approve this application the following conditions are advised.

Conditions

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for 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 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.

Jodie Wilkes
West Sussex County Council – Planning Services