WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: William Omoma
FROM:	WSCC - Highways Authority
DATE:	12 March 2024
LOCATION:	Gatewick Lodge, Broadford Bridge Road, West Chiltington, RH20 2LF
SUBJECT:	DC/24/0192 Erection of ground floor extensions, first floor extensions and installation of new roof.
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 ground and first floor extensions with installation of new roof. The site is located on Broadford Bridge Road, a C-classified road subject to a speed restriction of 40 mph in this location. The proposals would not be anticipated to give rise to a material intensification of use of the existing access point on Broadford Bridge Road.

An existing single-bay garage will be lost as part of the proposals. Therefore, any displaced parking would have to be accommodated on-street. I do note that the site as existing appears to utilise the private access road for the parking of cars. The LHA would not anticipate that the loss of the garage would lead to a highway safety concern or parking capacity issue, but the LPA may wish to consider the potential amenity impact on on-street parking in this location.

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