WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	12 December 2024
LOCATION:	Westwells, Harbolets Road, West Chiltington, West Sussex, RH20 2LQ
SUBJECT:	DC/24/1822 Erection of a dwellinghouse and garage.
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.

This proposal is for the erection of a dwellinghouse and garage. The site is located on Harbolets Road, a B-classified road subject to a speed restriction of 60 mph in this location. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for this site for application DC/11/0033, raising no highway safety concerns. This Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

Access
No alterations are proposed to the existing access point onto Harbolets Road. This proposal is not anticipated to result in an increased intensification of use on the access point.

An inspection of data supplied to WSCC by Sussex Police over a period the past five years reveals that have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking
The applicant proposes three car parking spaces for this development including a double-bay garage. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, there is ample space to accommodate the parking provision on the proposed driveway and on-site turning appears achievable. The proposed garage does not meet the minimum internal specifications for double-bay garages of 6m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the garage for parking provision. The applicant is advised to enlarge the garage to meet the MfS specifications if they wish the garage to be considered for parking provision. The applicant has demonstrated space within the garage to provide secure cycle parking provision in accordance with WSCC Parking Standards.

The site is situated in a rural area that lacks access to immediate services, amenities, and public transport links. The nearest town is Steyning, approximately 13km south-east of

the site. In addition, Harbolets Road lacks footways and street lighting – as such, residents may have a reliance on the private car. Cycling is an option for confident cyclists.

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 should be applied:

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

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.

Liz Corcoran
West Sussex County Council – Planning Services