WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	19/11/2024
LOCATION:	Barrack Cottages, Brighton Road, Shermanbury, RH13 8HQ
SUBJECT:	DC/24/1596 Removal of existing mobile home and four container units and erection of a three bedroom chalet bungalow.
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 removal of existing mobile home and four container units and erection of a three-bedroom chalet bungalow. The site is located on Brighton Road, an A-classified road subject to a speed restriction of 40 mph in this location.

This site has some relevant history, with the two preceding applications DC/22/1048 and DC/21/1699 proposing similar developments at this site. WSCC as Local Highway Authority (LHA) were consulted for both applications, raising no highway safety concerns. These applications were refused by the Local Planning Authority (LPA) on other policy grounds.

For the current submission, the existing vehicular access point on Brighton Road will be utilised. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Brighton Road. In addition, the proposed development would not be anticipated to give rise to a material intensification of use of the existing access point.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. From inspection of the plans, there appears to be space within the site for this to be accommodated, including space for on-site turning, but further details can be secured regarding the internal layout for the proposed parking provision.

No details regarding cycle parking provision have been provided. The LHA request that secure and covered cycle parking provision be provided in accordance with WSCC Parking Standards, to promote the use of sustainable transport methods.

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.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details required)
No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. 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.

Kyran Schneider
West Sussex County Council – Planning Services