WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	26/03/2024
LOCATION:	5a Shelley House, Bishopric, Horsham, RH12 1QF
SUBJECT:	DC/24/0325 Conversion of building to form 1no dwellinghouse.
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 conversion of building to form a single dwelling. The site is located on Bishopric, an A-classified road subject to a speed restriction of 30 mph.

No vehicular access or parking is associated with this application. The proposed works are not anticipated to give rise to a material intensification of movements to or from the site.

WSCC Parking Standards would expect a dwelling of this size and location to provide one parking space. As no off-street parking is proposed, vehicular parking would therefore have to be accommodated on-street. There are comprehensive parking restrictions in place on nearby roads that prohibit parking in places that would be detrimental to highway safety. The LHA does not anticipate that the proposed nil car parking provision would give rise to a highway safety concern or parking capacity issue, but the LPA may wish to consider potential amenity impacts.

No details of cycle parking provision have been provided. Cycling is a viable option in the area and the LHA would request that secure cycle parking provision be provided in accordance with WSCC Parking Standards.

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 condition should be applied:

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