WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	03/12/2024
LOCATION:	Sheldon House, Hayes Lane, Slinfold, RH13 0SQ
SUBJECT:	DC/24/1457 Outline application for the erection of a dwelling with all matters reserved.
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 outline application with all matters reserved seeks the erection of a single dwelling. The site is located on Hayes Lane, an unclassified road subject to a speed restriction of 20 mph in this location.

Whilst access is a reserved matter, the indicative plans suggest that the existing vehicular access point will be utilised. The addition of a single dwelling would not be anticipated to give rise to a significant material intensification of use of the existing access point. Visibility at this access could be improved by cutting back of existing vegetation either side.

Vehicular/cycle parking would need to be demonstrated at reserved matters stage in accordance with WSCC Parking Standards. I note that the indicative plans demonstrate garages for both the existing and proposed dwellings. These, and any other proposed parking provision, would need to be designed in accordance with Manual for Streets (MfS) specifications to be considered. There appears to be suitable space for on-site turning, and provision for this should be demonstrated at reserved matters stage.

In summary, the LHA does not consider that the principle of the 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