WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Robert Hermitage
FROM:	WSCC – Highways Authority
DATE:	23 April 2024
LOCATION:	Shelley Arms, 16-18 Old Guildford Road, Horsham, RH12 3JU
SUBJECT:	DC/24/0475 Erection of 4No. dwellings and associated car parking, amenity space and landscaping. Re-configuration of pub car park (re-submission of DC/18/1895).
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Comments
The Local Highways Authority (LHA) has been consulted previously on Highway Matters for this location under planning applications no DC/18/1895 and DC/21/2281 to which no objections were raised.

This most recent application is a resubmission of the 2021 application which was refused on water neutrality grounds and was not as a result of any highways safety concern.
The applicant has provided revised plans showing that 4 parking spaces will be removed from underneath the tree adjacent to the site access.

Access
The accesses proposals remain unchanged from the original applications.

The LHA note the presence of street lighting and utilities at the proposed residential access, should these fall within 1m of either side of the site access, these will require relocation at the applicants own expense.
The crossover will require a Minor Works license to carry out the site access works on the highway, although the applicant should also be aware that Weston Avenue is not yet adopted by the Highway Authority. Therefore the applicant is also advised to enter in to discussions with the utilities provider and Bellway regarding the access proposals.

The footway serving Weston Avenue is circa 2m wide. Given the likely slow speeds and good forward visibility along the length of Weston Road, this is thought to provide acceptable visibility to serve the development.

Parking
<u>Pub</u>
The parking layout remains similar to that previously reviewed by the LHA, the applicant has reduced the provision by 4 spaces to accommodate additional space around the tree. The parking layout is still considered a workable solution with space for turning and passing. The loss of 4 parking spaces would not be anticipated to have a severe material impact on the Maintained Highway surrounding

The Shelley Arms. The Local Highways Authority is unaware of any existing parking pressures at the location, the LPA may wish to look into this from an amenity perspective however.

Residential
Parking spaces are of sufficient size with adequate turning space to allow egress of the site in a forwards gear. The parking provision has been agreed under both previous submissions of this proposal and has not materially changed.

Overspill Parking
The LHA will only consider the impact of overspill parking from a safety perspective; matters of amenity would be a matter for the consideration of the Local Planning Authority. While it is likely that some overspill parking may occur along Weston Avenue near the proposed site access it is not considered that this would be detrimental to highway safety, nor a regular occurrence.

Double yellow lines are present at the junction from Old Guildford Road to Weston Avenue which assists in preventing unsafe parking at this junction.

Sustainability
The Shelley Arms is situated within close proximity of a bus stop which offers regular hourly daytime services to Dorking, Guildford, Pulborough, Horsham and Wickhurst Green. An established cycle route is present on Old Guildford Road which encourages the use of more sustainable alternatives to the use of a car for shorter journeys.

Cycle parking has not been shown on the associated plans, the LPA may wish to consider conditioning this alongside any approval of the proposal.

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 mindful to approve the above application the following conditions are advised:

Conditions

Car Parking (Public House)
The use of the access shall not commence until such time as the parking area has been constructed in accordance with the approved site plan. These spaces shall always thereafter be kept for their designated purpose.
Reason: To provide car-parking space for the use

Car Parking (Housing Development)
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 always thereafter be kept for their designated purpose.
Reason: To provide car-parking space for the use

Cycle Parking (Housing Development)
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.

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway.

The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Construction plant and materials
No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.
Reason: To avoid undue congestion of the site and consequent obstruction to access.

Jodie Wilkes
West Sussex County Council – Planning Services