

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Steve Astles
FROM:	WSCC - Highways Authority
DATE:	31 January 2023
LOCATION:	Plot 1, Steel Framed Barn, Oaklands, Coltstaple Lane, Horsham, RH13 9BB
SUBJECT:	DC/23/0057 Demolition of 1no. agricultural building and the erection of 2no. dwellings with associated works.
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.

Summary and Context

This application is for the demolition of an agricultural building and erection of two dwellings with associated works. The site is located off Coltstaple Lane, a C-classified road subject to a speed restriction of 40 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/21/1310, raising no highway safety concerns. The application is yet to be determined at time of writing.

Access and Visibility

The site is accessed via a private access track maintained as Public Bridleway no. 1670. The site will be served by a new automated gate off this private track. No alterations are proposed to the existing access point on to the maintained highway at Coltstaple Lane.

From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Coltstaple Lane. In addition, the proposed development is not anticipated to give rise to a significant material intensification of movements to or from the site.

Parking and Turning

The applicant proposes a parking area with provision for at least six car parking spaces, which is in accordance with the WSCC Car Parking Demand Calculator for a development of this size and location. In addition, the proposed parking area exhibits suitable space for on-site turning to be achievable, allowing cars to exit the site in a forward gear.

Given the recent changes to the Building Regulations Approved Document S (Infrastructure for the Charging of Electric Vehicles), it may be that the provision of EV charging is now covered under separate legislation to planning. Therefore, WSCC as Highway Authority have no comment to make upon the EV charging provision as a result of this planning application. However, the planning case officer should check whether the development is being built under the old Building Control regulations, in place prior

to June 15th 2022, and if they are, it may be appropriate to secure EV charging provision through the planning process.

Regarding cycles, each plot will be provided with a secure cycle store, both which appear of suitable size to accommodate two cycles accordance with WSCC Parking Standards.

Sustainability

The site is situated approximately 1.5km east of Southwater, which provides local services and amenities. However, the nearby road network is unlit and lacks footways in this location. As such, the LHA anticipates that residents may have a reliance on the private car. Cycling is a viable 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 111), 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.

Kyran Schneider
West Sussex County Council – Planning Services