

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Nicola Pettifer
FROM:	WSSC – Highways Authority
DATE:	2 April 2025
LOCATION:	Land To The West of Ashington C of E School Park Lane Ashington West Sussex
SUBJECT:	DC/23/0406 Demolition of existing buildings and erection of 180 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure (amended plans) Additional plans have been received for this proposal. Additional information received on 30th January 2025. Demolition of existing buildings and erection of 152 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure (amended plans including reduced housing numbers and modified access off Church Lane). Further information received.
DATE OF SITE VISIT:	Site known to officer
RECOMMENDATION:	No Objection

Background

Following the Local Highway Authority's comments from the 26th March 2025 the LHA has now had sight of the applicants latest Transport Statement Addendum (TSA) dated 6th March 2025. The proposals now seek planning permission for the demolition of existing buildings and erection of 152 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure.

Comments

Access- Some changes are proposed to the site access arrangements by moving it as far south as possible to avoid an existing oak tree. However, these alterations do not impact the proposed vehicular, pedestrian and cycle access arrangements previously agreed with the LHA. In addition, the TSA includes revised swept path diagrams that demonstrate the access road is still workable for a large refuse collection vehicle and fire tender, this includes the emergency access from Church Close.

Capacity- The reduction in the number of dwellings is unlikely to result in any adverse highway impact taking into account our comments for the 180-house scheme.

Parking- The parking revisions have been revised to take into account the change in unit numbers. The TSA confirms that the parking provision on-site will be 347 spaces in accordance with the LHA's parameters. An additional 27 visitor parking spaces have been provided. Cycle parking will be provided in accordance with LHA parameters.

Following discussions held with Ashington Parish Council, an additional 30 car parking spaces have been provided for the two sports pitches and pavilion. The allotments will be provided with 18 car parking spaces as per the previous submission.

Conclusion

Having assessed the latest TSA, the LHA would not raise an objection to the proposals, in line with our previous consultation correspondence. The previously advised conditions stated within our 2023 consultation response under the same number should be applied.

Jamie Brown
West Sussex County Council – Planning Services