WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	Highways, WSCC
DATE:	17/12/2024
LOCATION:	Swaminarayan Manor, Bonnetts Lane, Ifield, RH11 0NY
SUBJECT:	DC/24/1437 Construction of a car park and associated works including front boundary alteration.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice / Modification
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 construction of a car park and associated works, including front boundary alteration. The site is located on Bonnetts Lane, an unclassified road subject to a speed restriction of 40 mph in this location.

The plans indicate that the existing driveway is to be widened, and this looks to include the existing vehicular access point on Bonnetts Lane. The applicant is advised that the proposed access widening works taking place within the maintained highway boundary would be subject to a licence obtained through the local WSCC Highway Area Office. I note that the Area Office permits widened access widths up to 6.4m – so amendments may be needed to the plans to ensure the access meets Area Office guidelines.

The plans demonstrate a new parking area with 32 car parking spaces. Whilst no safety concerns would be raised, I note that car parking spaces should be provided in accordance with Manual for Streets (MfS) specifications, at 2.4m x 4.8m. In addition, space of at least 6m should be provided in front of parking spaces to ensure a car can manoeuvre in and out at 90 degrees. Therefore, the LPA may wish to request amendments to the plans to ensure the parking spaces meet MfS specifications.

In principle, 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 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied:

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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:
http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

Kyran Schneider
West Sussex County Council – Planning Services