[redacted]

From: Emma Avis [redacted]
Sent: 17 March 2025 13:52
To: Planning
Cc: Shazia Penne
Subject: WSCC Consultation Response from County Highways - Planning Services - DC/24/2004

Categories: Consultations

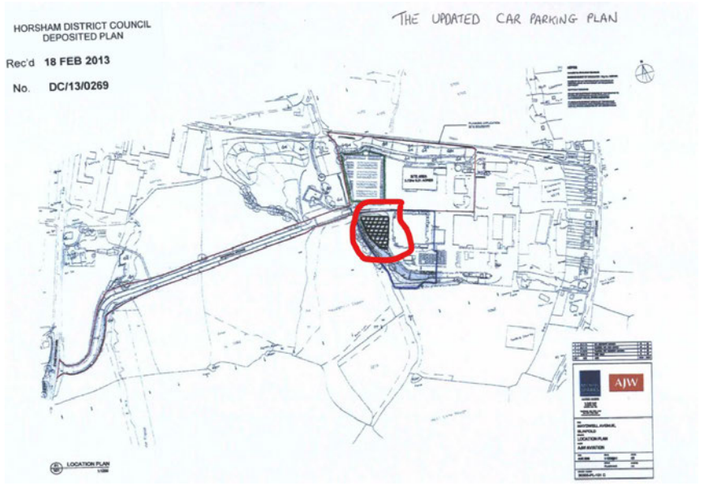
TO:	Horsham District Council (HDC) - The Local Planning Authority (LPA) Planning officer: Shazia Penne
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultee to the LPA Planning officer: Emma Avis
LOCATION:	The Business Park Maydwell Avenue Slinfold West Sussex
SUBJECT:	DC/24/2004 - Erection of a storage building (Use Classes B8) with associated parking and revised circulation arrangements – Further Information Received
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	**Advice**

1.1 The LHA would raise no concerns to trip generation or highway capacity based on the use and size of the proposed building. Access to/from the highway is established and adequate for the described use. The internal roads do not form part of the adopted highway network and are in private ownership. There appears adequate space to manoeuvrer larger vechiels in a one-way direction route that has been detailed in the Traffic Management Plan dated 15/08/2024 around the existing larger building to the east.

1.2 The land is currently used and dedicated as a car park. It is proposed that part of the existing car park will be retained, the plan shows no parking spaces laid out in the area behind the proposed new building. It proposes there will be 65 new spaces allocated along the sides of the larger building to the east, which the Planning Statement indicates is occupied by the same business. The LHA do not know the use category or size of the existing building to the east to determine if removing the adjacent car park will leave enough spaces for its use to meet the parking standards for both of the buildings combined, the LHA also do not know what the car park was originally dedicated to serve, it may not have been just for this building. There is no application form on the planning portal that details existing floor space/ proposed floor space or existing parking spaces and proposed parking spaces.

1.3 The planning statement mentions 28 spaces being re-provided elsewhere on the site, there is no plan detailing this. The Planning Statement mentions that the parking area is surplus to the requirements of this business occupier, it states only 20-30 spaces are used regularly, but no parking saturation survey data has been supplied to demonstrate this. It should also be noted that unless a parking condition is tied to the occupier then parking will need to be provided in line with the use class parking standards. It is however again not clear what the original planning application for the site as a whole would have dedicated this car park too, it may not have been just for the use of this unit.

1.4 The LHA would advise that the LPA/applicant investigate the sites parking requirements further, it is not currently clear what this area of land serves (which units), what parking would be displaced/lost if this land was developed, it would also appear that this section of land forms part of a s106 agreement deed of variation covering this land being used for the sole purpose of a car park under application DC/13/0271 and DC/13/0269. The LHA and the LPA need to ensure adequate parking for the proposal and the site is provided. Presently there is not enough information available to demonstrate that this land can be developed, and the car park can be removed or reduced in size. Please re-consult the LHA once further information has been provided.



Emma Avis (MCIHT) – Planner
County Highways (Development Management) - Planning Services

From: Emma Avis
Sent: 06 February 2025 16:23
To: 'planning@horsham.gov.uk' <planning@horsham.gov.uk>
Subject: WSCC Consultation Response from County Highways - Planning Services - DC/24/2004

TO:	Horsham District Council (HDC) - The Local Planning Authority (LPA) Planning officer: Shazia Penne
FROM:	West Sussex County Council (WSCC) – The Local Highway Authority (LHA) - Consultee to the LPA Planning officer: Emma Avis
LOCATION:	The Business Park Maydwell Avenue Slinfold West Sussex
SUBJECT:	DC/24/2004 - Erection of a storage building (Use Classes B8) with associated parking and revised circulation arrangements
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information Required

1.1 The LHA note that there are very few documents on the planning portal, there is not even an application form, cover letter or Planning Statement

1.2 The LHA would require the following to provide an assessment and comments.

- Application form
- Planning Statement/ Cover Letter –
  - What was the site used for before? (Planning History)
  - What will happen to onsite parking that appears to be where the building is proposed?
  - Will parking and turning still be available to standards/ an acceptable level on the site given the site also serves other buildings/businesses? This needs to be demonstrated.
  - What other uses are there on the site?
  - What type of vehicles, how many and frequency are expected to travel to/from the site or be stored overnight on the site as part of this application.

1.3 Please re-consult the LHA once further information has been received.

Emma Avis (MCIHT) - Planner
County Highways (Development Management) - Planning Services

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