# WEST SUSSEX COUNTY COUNCIL CONSULTATION

| | |
|---|---|
| **TO:** | Horsham District Council<br>FAO: Joshua Lee |
| **FROM:** | WSCC – Highways Authority |
| **DATE:** | 28 November 2024 |
| **LOCATION:** | 20 Palmer Avenue<br>Broadbridge Heath<br>West Sussex<br>RH12 3GQ |
| **SUBJECT:** | DC/24/1578<br>Demolition of existing brick wall on driveway and rebuilding new brick wall on different line. |
| **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.

Summary
The Local Highways Authority (LHA) has been consulted on this proposal to demolish the existing brick wall and to bring the wall forward and re-build.
Palmer Avenue is a residential D class road subject to 30mph speed restrictions, from observation of local mapping data, it appears that there have been no accidents or personal injury claims at the existing access to flag a concern with its current operation.

Access and Parking
There are no proposed changes to the existing access to the property from the publicly maintained highway.
The wall placement proposed will reduce the associated hardstanding from approx. 11m in depth to approx. 7m (approximate due to shape of driveway access). This depth could accommodate two average sized vehicles, in accordance with WSCC parking space size guidance. The width of the walled area is around 2.6m which also meets WSCC standards for a single parking space width which is a minimum of 2.4m, however the walled sides of this area of hardstanding may make this practise less desirable/ not workable for some larger vehicles.
The proposed alterations will leave a remaining single space for the residents of the above property.

The Application form outlines that there will be no change to the parking provision as a result of this proposal, which identifies that this area may not be in use by residents of the property for parking currently.
Notwithstanding this information, the removal of this portion of hardstanding does remove the opportunity for vehicles to make use of this area for parking in future, therefore this response is written on the basis that a single parking space will be removed from the property.

The size of the dwelling/ number of bedrooms at 20 Palmer Avenue is unknown, therefore the LHA are unable to ascertain the likely demand for parking generated at this location.

Capacity
Should overspill parking occur at this location, these vehicles will be required to make use of existing on street parking provisions. From observation of local mapping, this appears an existing practise within the adjoining roads and appears to function with no known highway safety or capacity concerns. The Local Planning Authority (LPA) may wish to consider any existing parking pressures within the vicinity as these are not known to the LHA. Due to the nature of the development however, it is not considered that overspill parking would be to such a level that all capacity for parking in the street and adjoining roads would be used.

Sustainability
A local superstore is located a 20minute walk or a 5minute cycle from the address which alleviates some reliance on the use of a car, and bus services operate a regular timetable from the A281 and A264, to Horsham and Guildford amongst other locations. It is considered however that there may at times still be the reliance on the use of a car for other services and amenities.

**Conclusion**
The Local Highway Authority does not consider that the 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.

**Jodie Wilkes**
**West Sussex County Council – Planning Services**