WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	18/06/2024
LOCATION:	Stane Street Nurseries, Stane Street, Codmore Hill, RH20 1BQ
SUBJECT:	DC/24/0840 Variation of Condition 1 and 9 of previously approved application DC/23/1588 (Replacement workshop building) Relating to the elevations to change roof window layout and add solar panels. Structural retaining wall to be face block work. Use to be changed to A1 Retail Warehouse.
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.

This application seeks the Variation of Conditions 1 and 9 of previously approved application DC/23/1588, to allow for amendments to the design and change of use to Retail Warehouse. WSCC in its role as Local Highway Authority (LHA) provided consultation advice for application DC/23/1588, raising no highway safety concerns.

Given the scale of the building in question, the LHA does not anticipate that the proposed change of use would give rise to a significant material intensification of movements to or from the site. Access and parking arrangements will operate as existing, with the wider Stane Street Nurseries site providing ample off-street parking and turning space.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site access. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposals would exacerbate an existing safety concern.

In summary, 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 115), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services