WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Halima Chowdhury
FROM:	WSCC - Highways Authority
DATE:	9 January 2024
LOCATION:	Muntham Home Farm Muntham Drive Horsham RH13 0NH
SUBJECT:	DC/23/2307 Removal of Condition 3 of previously approved application I/24/99 (Retention of use of warehouse for the storage of electrical equipment) Relating to the use of the building and what can be stored.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary
Muntham Home Farm is accessed via Muntham Drive, a privately maintained road- due to the fact this is private these comments are for your advice only. Muntham Drive is also maintained as Bridleway ITC/1597/6, Bridleway ITC/1600/4 and Track Muntham Drive to Fulfords Hill. The relevent PROW office should be consulted regarding the proposal.

The proposal seeks the removal of condition 3 on previously approved application I/24/99 (Retention of use of warehouse for the storage of electrical equipment) Relating to the use of the building and what can be stored.

The existing use of the unit is for that of storage purposes, prior to this the building held an Agricultural use.

Access
Muntham Drive adjoins the publicly maintained highway at a crossroads to the south east with Chapel Road (D Classified) , Sandhills Road (C Classified) and Two Mile Ash Road (C classified). At the point of access onto the Publicly Maintained highway there have been no highways accidents or personal injury claims to flag an existing concern with its operation.
Visibility at the existing access appears suitable for the use and road speeds along Muntham Drive are posted as being 10mph due to the road narrowing to a single carriageway. Muntham Drive serves a number of other Agricultural and Residential uses as well as sports clubs and a school.

Capacity and Parking

The proposal seeks to retain a storage use however remove the caveat of this being for electrical equipment only. The application form and design and access statements state that the items stored will be mixed boxed items, furniture homewares and appliances. It is also outlined that this use may not be exclusively private.
The applicant has stated that in relation to traffic movements there are anticipated to be 13 per day on a typical day, via a mix of private car and transit van. It is unclear how many movements were generated by the original Electrical Storage use, but it is considered that the movements associated with this storage use may be similar.

Four parking spaces exist within the frontage of the site, two appear sufficient for the vans anticipated to frequent the site and two suitable for an average car. Sufficient space exists for vehicles to manoeuvre into and out of the spaces to egress the site in a forward gear. It is not considered that overspill parking would occur within the publicly maintained highway.

Conclusion

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 115), and there are no known transport grounds to resist the proposal.

If the Local Planning Authority (LPA) is minded to approve this application, a condition securing the parking spaces is advised.

Jodie Wilkes
West Sussex County Council – Planning Services