WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC - Highways Authority
DATE:	10 January 2024
LOCATION:	Lion House, The Street, Cowfold, RH13 8BW
SUBJECT:	DC/23/2224 Erection of first floor extension to create first floor office space (Class B1a).
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 erection of a first-floor extension to create first floor office space. The site is located on The Street, an A-classified road subject to a speed restriction of 30 mph.

No vehicular access is associated with this site. The LHA would not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site, over what the existing site currently generates.

No vehicular parking is associated with this site. Under WSCC Parking Standards, the proposed addition of office space to the first floor would warrant the demand for one additional car parking space. As such, vehicular parking would have to be accommodated on-street or within nearby public car parks, as per the existing arrangement.

There are comprehensive parking restrictions in place on the nearby roads that prohibit parking in places that would be detrimental to highway safety. The LHA does not anticipate that the nil car parking provision would result in a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider the potential amenity implications.

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