WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council - FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	5 July 2024
LOCATION:	Butlers Ghyll Farm Pollards Way Southwater West Sussex RH13 9AQ
SUBJECT:	DC/24/0836 Alterations to existing building to create new offices
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on proposals for alterations to existing building to create offices.

The site is accessed from privately maintained Pollards Way/Drive which is a no-through road. This joins with publicly maintained highway at the A24 dual carriageway (via left in/left out only).

The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been a recorded injury incident on A24. However, from an inspection of incident data this was in the opposing dual carriageway (north bound) and not related to use of site access/junction with A24.

Furthermore, the access with A24 was improved under DC/18/2729.

It is not proposed to increase the footprint of the building, but rather to rationalise and improve office accommodation connected with the existing Southern Crane & Access use on site. In doing so an additional 128.4sqm floor space is internally proposed but no new staff or increase in vehicle movement to/from site is anticipated.

It is not clear from the red edge plan where the existing staff parking/arrangements are – however, it does appear that there is sufficient space on site for vehicles to park and turn and this is some distance from the public highway.

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.

Katie Kurek
West Sussex County Council – Planning Services