

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	17/07/2024
LOCATION:	Alderbury, Church Hill, Pulborough, RH20 1AB
SUBJECT:	DC/24/0944 Erection of 2No. holiday homes within the residential boundary.
DATE OF SITE VISIT:	13/02/2024 (Pre-application)
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.

Summary

This application seeks the erection of two holiday homes. The site is located on Church Hill, an A-classified road subject to a speed restriction of 30 mph. A site visit was undertaken by the LHA as part of pre-application discussions. Following an inspection of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The site is served by an existing established access point on Church Hill, and no alterations are proposed to this arrangement. Visibility was observed on-site to be suitable for the road speeds in this location.

The LHA would not consider that the proposed development for two holiday homes would give rise to a significant material intensification of use of the existing access point. In addition, there is no accident data within the vicinity of the existing access point to suggest the access has been operating unsafely, nor that the proposals would exacerbate an existing safety concern.

Parking and Turning

The existing driveway will be utilised for the parking of cars. For a development of this size, the LHA would expect at least two car parking spaces to be provided, and there appears to be space within the site for this parking demand to be accommodated. In addition, the site exhibits suitable space for on-site turning to be achievable.

The LHA would request that details of secure cycle parking provision be provided to promote the use of sustainable transport methods. Cycle storage for two bicycles per unit would be considered suitable for the proposed development.

Sustainability

The site location is considered sustainable, with local services, amenities, and public transport links being located within walking/cycle distance of the site.

Conclusion

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.

If the LPA are minded to approve the application, the following condition should be applied:

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Kyran Schneider
West Sussex County Council – Planning Services