WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	WSCC – Highways Authority
DATE:	15 July 2024
LOCATION:	South House Farm, Marringdean Road, Billingshurst, RH14 9HH
SUBJECT:	DC/24/0908 Conversion of barns and Old Stable Cottage to form a single dwelling (Listed Building Consent).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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.

The proposal seeks to convert the existing barns and Old Stable Cottage to form a single residential dwelling. The proposed is accessed via a private track adjoining Marringdean Road. The access track is comprised of 2 WSCC PROW, BIL/3778/1 and BIL/1927/2. BIL/1927/2 is a Track named Marringdean Road to Chantry Farm, maintained by WSCC PROW team, Marringdean Road is the nearest adopted highway, this is a C class road subject to 40mph speed restrictions.

Data provided to WSCC by Sussex Police outlines that over a 5 year period, a single vehicular collision has occurred on Marringdean Road within the vicinity of the access to Marringdean Road to Chantry Farm/ South Farm House. The collision was not considered to be whilst using, or as a result of the access and was not attributed to any defect with the highway network at this location.

The proposed dwelling is to be a three bedroom arrangement, from consulting the WSCC parking demand calculator this would generate the requirement for 3 parking spaces. 3 Parking spaces have been assigned to serve the dwelling, although defined parking bays have not been shown, there appears sufficient space within the allocated area for parking and turning to take place.

Secure and covered cycle parking has been outlined within the application form as being sited within the existing outbuildings. This should be sealed via planning condition if the LPA is minded to approve the planning application.

The proposed is not anticipated to generate a severe material increase in vehicular movements over that already generated by the existing uses in this location.

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.

Jodie Wilkes
West Sussex County Council – Planning Services