WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Steve Astles
FROM:	WSCC – Highways Authority
DATE:	7 May 2025
LOCATION:	Upper Beeding Pharmacy High Street Steyning BN44 3HZ
SUBJECT:	DISC/25/0123 Approval of details reserved by conditions 3, 4, 5, 6, 13 and 14 to approved application DC/23/1770.
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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning applications DC/23/1770 and DC/21/2374 to which no Highways objections were raised subject to conditions.

The application is seeking to discharge several conditions in relation to DC/23/1770, those requiring Highways Safety comments have been assessed below.

Condition 3 – Site set up plan

The site set up plan outlines areas proposed for storage of waste, plant and materials during the construction phase. Previous planning consent DC/21/2374 is outlined as being recently completed, this will require delivery vehicles to manoeuvre these new buildings to ensure safe access to the materials holding areas. The site plan and statement outline that all delivery vehicles will reverse into the site with the assistance of a banksman and will subsequently leave the site in a forward gear. This negates the requirement for a turn on site to be facilitated for delivery vehicles at this stage of the development.

With regards to deliveries of materials and plant, the applicant should seek to ensure that deliveries are booked in/timed or staggered, minimising the risk of collision or stacking at the site access which could cause nuisance for other road users.

Contractor's parking has not been outlined, due to space restrictions within the site it is anticipated that this would need to be accommodated using available on street parking provisions in adjoining roads.

Condition 13

The submitted documentation outlines that three parking spaces are proposed to serve the development, a single space for the first floor flat and the double garage to accommodate the dwelling at the rear of the pharmacy.

The original planning application outlined that 4 parking spaces existed within the site and were due to be retained to serve the new development. This provision of 4 spaces was in line with the requirement as set out within the WSCC Parking Demand Calculator.
The single parking space provided for the flat meets WSCC requirements in terms of dimensions. It has been difficult to scale off and measure the garage plans under this and previous submissions, to ascertain whether the garage is an adequate parking provision. WSCC guidance outlines that 6m x 6m floorspace is sufficient to serve as a double garage. WSCC standards outline also that garage parking only makes up 0.5 of a single parking provision.
As outlined within my original report, sustainable alternatives are available for future residents to alleviate reliance on the use of a car.
The LPA may however wish to consider the parking from an amenity perspective.

Secure and covered cycle parking has been shown serving both properties, with 4 spaces each. This will assist in promoting more sustainable alternative to the use of a car. The Local Highways Authority advise that this is a suitable provision.

Condition 14
EV charging facilities have been provided for both properties offering an output of a minimum 7kw mode 3 with a type 2 connector. This specification is considered sufficient for the likely use.

Jodie Wilkes
West Sussex County Council – Planning Services