

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Rachel Richardson
FROM:	Highways, WSCC
DATE:	05/12/2024
LOCATION:	Stumble Ridge, Oldlands Avenue, Balcombe, RH17 6LP
SUBJECT:	DM/24/2770 Removal of existing outbuilding and holiday let building. Erection of detached dwelling with associated landscaping and access.
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 removal of existing outbuilding and holiday let building, and erection of a detached dwelling with associated landscaping and access. The site is located on Oldlands Avenue, a privately maintained road – as such, these comments should be considered as advice only.

An existing access point from Oldlands Avenue will be utilised, with a new shared access track linking the application site to Oldlands Avenue. The proposals would not be anticipated to give rise to a material intensification of use of the existing access point. Any proposed access works will be subject to formal approval from the private road's proprietor.

A parking area and integral garage are proposed to serve the dwelling. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. From inspection of the plans, there appears to be suitable space for this parking demand to be accommodated within the site.

On-site turning may be achievable, albeit with a multi-point manoeuvre. If multiple cars are parking here then this may inhibit the ability turn using just the parking area - The provision of a formal turning head would make on-site turning easier. Turning could be achieved using the shared access drive, although I note some of this land is included outside of the red-edge. Nevertheless, the parking area has proposed would not be anticipated to give rise to a highway safety concern.

Regarding cycles, there appears to be suitable space within the proposed garage to accommodate bicycles securely in accordance with WSCC Parking Standards.

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