

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Caroline Grist
FROM:	Highways, WSCC
DATE:	11/12/2024
LOCATION:	Land at Caldyne Park, Wallage Lane, Rowfant, RH10 4NQ
SUBJECT:	DM/24/2799 Proposed new 4 bedroom dwelling.
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.

Summary and Context

This application seeks the erection of a new four-bedroom residential dwelling. The site is located on Wallage Lane, a C-classified road subject to national speed limit in this location. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for this site for similar application DM/21/1345 (Proposed new 4 bedroom dwelling), raising no highway safety concerns. This application was withdrawn.

Access and Visibility

The site is served by an existing vehicular access point on Wallage Lane. A new private access drive will link the proposed dwelling to the maintained highway, and this is included with a passing place approximately half-way into the site. The LHA advises that existing vegetation either side of the existing access point should be cut back to ensure suitable visibility is achievable in both directions.

The proposals would not be anticipated to give rise to a material intensification of use of the existing access point. In addition, an inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to the use of the existing access point within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern.

Parking and Turning

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 within the proposed designated parking areas and garage to accommodate this parking demand. The proposed garage is suitably sized to be considered for the secure storage of bicycles also. On-site turning appears achievable, allowing vehicles to exit in a forward gear.

Sustainability

The site is situated in a rural location that lacks nearby services and amenities. Crawley is the nearest larger urban settlement, situated approximately 1.9km west of the site.

However, the nearby roads lack footways and street lighting, so residents may have a reliance on the private car in this location. Cycling could be viable for confident cyclists.

Conclusion

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.

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

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Kyran Schneider
West Sussex County Council – Planning Services