

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Deborah Lynn
FROM:	WSCC - Highways Authority
DATE:	13 September 2022
LOCATION:	1 Fountain Cottages, High Beech Lane, Lindfield, RH16 1XX
SUBJECT:	DM/22/2615 Proposed installation of self-contained animal (Cattery) housing for outdoor use. Consisting of a prefabricated PVCu system, insulated indoor sleeping area, a covered outside exercise area and a common security porch or corridor.
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

This proposal is for the installation of a self-contained cattery. The site is located on High Beech Lane, a C-classified rural road subject to national speed limit in this location. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Content

The applicant proposes to utilise the existing vehicular access on High Beech Lane, with no alterations to this arrangement proposed. The LHA notes that visibility at the vehicular access point on High Beech Lane does appear somewhat restricted, in particular to the north. However, the LHA recognise the small-scale nature of the proposed cattery, that is not anticipated to result in a significant material intensification of use of the access.

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 within the vicinity of the site access. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposals would exacerbate an existing safety concern. The LHA would request that existing vegetation either side of the vehicular access be cut back to ensure that an adequate level of visibility can be maintained.

Regarding parking, the applicant states that the existing parking area is of suitable size to accommodate two car parking spaces for use by visitors to the cattery. The LHA anticipates that this will be sufficient for the proposed use. From inspection of the plans, there is sufficient space for on-site turning to be achievable, allowing cars to exit the site in a forward gear.

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 111), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services