

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                      | Mid Sussex District Council<br>FAO: Hamish Evans                                                                                                       |
| <b>FROM:</b>                    | Highways, WSCC                                                                                                                                         |
| <b>DATE:</b>                    | 02/05/2025                                                                                                                                             |
| <b>LOCATION:</b>                | Earthingleigh, College Road, Ardingly, RH17 6SA                                                                                                        |
| <b>SUBJECT:</b>                 | DM/25/0816<br>Variation of Condition 2 - Approved Plans and<br>Condition 9 - Sustainability, pursuant to<br>DM/22/0752 (as amended by NMA DM/25/0992). |
| <b>DATE OF SITE VISIT:</b>      | N/A                                                                                                                                                    |
| <b>RECOMMENDATION:</b>          | Advice                                                                                                                                                 |
| <b>S106 CONTRIBUTION TOTAL:</b> | N/A                                                                                                                                                    |

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

This application seeks the variation of Condition 2 of application DM/22/0752 (as amended by NMA DM/25/0992) to allow for amendments to the approved plans. WSCC in its role as Local Highway Authority (LHA) was a consultee for application DM/22/0752, raising no highways objections.

From inspection of the submitted plans, the amendments include revisions to the proposed site layout and floor plans. The notable changes from a highway perspective being a revised parking layout and slight amendments to the access point/internal access road. Having reviewed the plans, the proposed changes appear acceptable, and no highway safety concerns would be raised to the proposed variation of Condition 2.

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

If the LPA are minded to approve the application, the following conditions and informative should be applied:

### Conditions

#### *Visibility Splays*

The use of the access shall not commence until visibility splays of 2.4 metres x 47 metres have been provided at the proposed site vehicular access onto College Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. The splays shall be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of carriageway safety.

#### *Access*

No part of the development shall first be occupied until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of carriageway safety.

#### *Car Parking*

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 always thereafter be kept for their designated purpose.

Reason: To provide car-parking space for the use

#### *Cycle Parking*

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

#### Informative

##### *Section 278 Agreement - Works within the Highway*

The Local Highways Authority (LHA) advises the applicant to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Highway Agreements Team Leader (01243 642105) to commence this process. The applicant should note that it is an offence to undertake any works within the highway prior to the agreement being in place.

**Kyran Schneider**

**West Sussex County Council – Planning Services**