

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO:
FROM:	WSCC – Highways Authority
DATE:	20 January 2025
LOCATION:	Firs Farm, Copthorne Common, Crawley, RH10 3LF
SUBJECT:	DM/25/0047 Conversion of two buildings (Use Class E) to form a three bedroom family dwellinghouse (Use Class C3), associated outbuilding, amenity space and parking provision.
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.

This proposal is for the conversion of two buildings (Use Class E) to form a three-bedroom family dwellinghouse (Use Class C3), associated outbuilding, amenity space and parking provision. The site is located on Copthorne Common, an A-classified road subject to a speed restriction of 50 mph in this location.

The LHA previously provided consultation advice for this site for application DM/24/2053, raising no highway safety concerns. This application is pending consideration.

There are no proposed changes to the existing vehicular access point on to Copthorne Common. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

An inspection of data supplied to WSCC by Sussex Police over a period the past five years reveals that have been two recorded injury accidents within the vicinity of the site. However, this was not attributed to the use of the site access or site operation. Therefore, there is no evidence to suggest that the existing access to the property is operating unsafely or that the proposal would exacerbate an existing safety concern.

The applicant proposes three car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the proposed parking bays are suitably sized and on-site turning appears achievable. No details have been provided regarding cycle parking. If the LPA believes cycle parking is justifiable, the applicant should demonstrate this in the form of covered and lockable cycle storage.

The site is situated in a semi-rural area that within walking/cycle distance of some local services and amenities. Cycling is an option for confident cyclists. The site is also well connected by public transport, with regular buses available from Copthorne Common.

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 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

Liz Corcoran
West Sussex County Council – Planning Services