

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Caroline Grist
FROM:	WSCC – Highways Authority
DATE:	18 July 2024
LOCATION:	Land At Tyler House, Cross Colwood Lane, Bolney, RH17 5RX
SUBJECT:	DM/24/1373 1 x 3-bedroom family dwelling house.
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 erection of a 3-bedroom family dwelling house. The site is located on Colwood Lane, an unclassified road subject to a speed restriction of 60 mph 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.

The LHA previously provided consultation advice for this site for application DM/19/4236, raising no highway safety concerns. This Local Planning Authority (LPA) approved the application.

There are no proposed changes to the existing access which is via a shared private access road. An inspection of data supplied to WSCC by Sussex Police over the period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the existing accesses are operating unsafely.

Given the small-scale nature of the proposal, and existing use of the site is not anticipated that the proposal will result in a material intensification of use of the access point onto Cross Colwood Lane.

The applicant states in the application form that there will be two car parking spaces for this development. However, on the submitted plans four car parking spaces are shown. 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 within the development site.

From inspection of the plans, parking bays are suitably sized and on-site turning appears achievable. The applicant has demonstrated 4 Sheffield cycle stands, which are uncovered whereas the LHA would normally recommend covered cycle storage. The LPA may wish to request cycle parking provision that is fully covered via a suitably worded condition.

The site is situated in a rural area that lacks access to immediate services, amenities, and public transport links. The nearest town is Cuckfield, approximately 7km east of the site. In addition, Cross Colwood Lane lacks footways and street lighting – as such, residents may have a reliance on the private car. Cycling is an option for confident cyclists.

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 conditions 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

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.

Liz Corcoran

West Sussex County Council – Planning Services