

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Katherine Williams
FROM:	WSCC – Highways Authority
DATE:	15 October 2024
LOCATION:	Congregational Church, Street Lane, Ardingly, West Sussex
SUBJECT:	DM/24/2317 Change of Use and Conversion of former Congregational Church building to provide a single dwellinghouse with associated secure cycle storage provision, vehicle parking, bin storage and private amenity space.
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 change of use and conversion of former Congregational Church building to provide a single dwellinghouse with associated secure cycle storage provision, vehicle parking, bin storage and private amenity space. The site is located on Street Lane, an unclassified road subject to a speed restriction of 30 mph.

The applicant proposes to use the private road that runs along the side of the property for vehicular access. Any proposed access works on to the private road will be subject to formal approval from the road's proprietor.

The private road is used by several other properties and adjoins the public highway at Street Lane. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

The applicant proposes one car parking space 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, any overspill parking associated with this development would have to be accommodated on-street. The LHA does not anticipate that the shortfall of parking space would lead to a highway safety concern or parking capacity issue, but the LPA may wish to consider the potential amenity impacts.

From inspection of the plans, the parking bay is suitably sized. The applicant has demonstrated a cycle store to the rear of the site, which will provide secure cycle parking provision in accordance with WSCC Parking Standards.

The site is situated in a village location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from High Street or Lindfield Road. Balcombe Train Station is situated approximately 5.5km west of the site.

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 required)

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