

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Anna Tidey
FROM:	WSCC – Highways Authority
DATE:	15 January 2025
LOCATION:	1A Lodgelands Ardingly Haywards Heath West Sussex RH17 6SD
SUBJECT:	DM/24/2999 Proposed demolition of existing garages and erection of a pair of 3 bedroom semi-detached houses with on plot parking for two vehicles together with a replacement detached double garage.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary and History

The site has a fairly extensive history for development to provide a single residential dwelling. Most recently under DM/22/1334 which sought permission for a 3 bedroom detached chalet bungalow and replacement garage. No highways safety concerns were raised and consent was granted by the Local Planning Authority.

The proposal now seeks consent for 2 x 3 bed dwellings each with two parking spaces and a garage.

Access

The application site is accessed via Lodgelands which is a private road- These comments should therefore be considered advice.

Lodgelands is a definitive public right of way FP19Ar. Lodgelands adjoins the wider adopted highway network at a junction with College Road, which is a 'C' classified semi-rural road subject to a 30 mph speed limit at this point.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been a recorded injury accident within proximity of the existing junction of Lodgelands and College Road. However, from an inspection of accident data it is clear that this was not due to any defect with the junction or with the highway network at this point.

The new dwellings will be served via the existing point of access onto Lodgelands which will need to be widened to accommodate both properties accesses. Lodgelands is a private road, which is lightly trafficked and serves 8 other dwellings. There are no proposed changes to the access with the Publicly Maintained highway onto College Road.

Vehicle & Cycle Parking

It would be anticipated that each dwelling of this size in this location would attract the demand for three vehicular car parking spaces. Therefore 6 spaces will be required for both. These dwellings have been provided with a hardstanding area large enough to park 2 vehicles and a 3m x 6 m garage provision. While suitably sized garages only count as 0.5 of a parking space, the Local Highways Authority is satisfied that the proposed parking provision will meet the needs of the dwelling, without any unacceptable safety concerns to the wider adopted highway network. Cycle parking can be accommodated within the garage provision.

Sustainability

The site is within a reasonably sustainable location with a footway link into Ardingly Village. No concern would therefore be raised the additional number of vehicular movements being generated by the proposed new dwellings.

It is appreciated that overall, this proposal would be introducing vehicle movements associated with two additional dwellings however on balance it would not be considered that this small intensification of use would be of detriment to the highway user. The LHA considers that the applicant has an extant permission for a single dwelling and that this proposal would only be a single additional dwelling over this.

Conclusion

The Local Highways Authority does not consider that the proposal would have and 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 grant planning consent the following conditions would be advised:

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.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Jodie Wilkes

West Sussex County Council – Planning Services