

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	22/01/2025
LOCATION:	Stables To The South of Lower Batchelors, Emms Lane, Barns Green, RH13 0QH
SUBJECT:	DC/25/0005 Permission in Principle for demolition of an existing structure and erection of a single dwelling
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£N/A

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

This application is for Permission in Principle for demolition of an existing structure and erection of a single dwelling. The site is located on Emms Lane, an unclassified road subject to a speed restriction of 40 mph.

Indicative site plans have been provided with potential floor plan layouts for the proposed dwelling. The proposals are not anticipated to give rise to a material intensification of movements to or from the site. At Technical Details Consent stage, the LHA would expect details to be provided demonstrating proposed vehicular access arrangements to the site, sufficient space for parking and turning of vehicles in accordance with WSCC Guidance on Parking at New Developments. Sufficient secure and covered cycle storage should also be demonstrated, to encourage sustainable transport methods and reduce the reliance upon the private car.

As outlined above, the LHA is limited in its ability to comment on an application for permission in principle. In principle, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

Kyran Schneider
West Sussex County Council – Planning Services