WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	14/10/2024
LOCATION:	West Wantley Farm, Fryern Road, Storrington, RH20 4BJ
SUBJECT:	DC/24/1408 Erection of a storage building (Class B8 Use Excluding Distribution).
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 seeks the erection of a storage building (Class B8 Excluding Distribution). The site is located off Fryern Road, a C-classified road subject to national speed limit in this location.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application DC/23/1385, raising no highway safety concerns. The Local Planning Authority (LPA) permitted the application.

For the current application, the existing private access drive will be utilised, and no alterations to this access arrangement are proposed. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Fryern Road. In addition, considering the scale of the proposed storage building, the LHA does not anticipate that the proposals would give rise to a significant material intensification of use of the existing access point.

From inspection of the plans, the site exhibits suitable car parking and turning space to the front of the proposed storage building, in accordance with WSCC Parking Standards for B8 Use.

In summary, 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.

Kyran Schneider
West Sussex County Council – Planning Services