# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| **TO:** | Horsham District Council<br>FAO: Hannah Darley |
| **FROM:** | Highways, WSCC |
| **DATE:** | 09/06/2025 |
| **LOCATION:** | West Wantley Farm, Fryern Road, Storrington, RH20 4BJ |
| **SUBJECT:** | DC/25/0779<br>Demolition of an existing dwelling and the erection of a replacement dwelling with associated landscaping. |
| **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 demolition of an existing dwelling and erection of a replacement dwelling. The site is located on Fryern Road, a C-classified road subject to national speed limit in this location.

No alterations are proposed to the existing vehicular access arrangement. Given the proposals seek a replacement dwelling only, the LHA does not anticipate that the proposals would give rise to a material intensification of use of the existing access point.

The plans demonstrate provision for two car parking spaces. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. From inspection of the plans, there does appear to be suitable space within the site curtilage to accommodate a third car parking space if required, and space for on-site turning. Provision for the storage of bikes has also been demonstrated.

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 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

*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.

**Kyran Schneider**
**West Sussex County Council – Planning Services**