

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                 | Horsham District Council<br>FAO: Sam Nye                                                                                            |
| <b>FROM:</b>               | WSCC – Highways Authority                                                                                                           |
| <b>DATE:</b>               | 9 July 2026                                                                                                                         |
| <b>LOCATION:</b>           | South View, Dorking Road, Horsham, RH12 3SA                                                                                         |
| <b>SUBJECT:</b>            | DC/26/0938<br>Permission in Principle for the demolition of the existing outbuilding and erection of a single storey dwellinghouse. |
| <b>DATE OF SITE VISIT:</b> | n/a                                                                                                                                 |
| <b>RECOMMENDATION:</b>     | Advice                                                                                                                              |

**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 the demolition of the existing outbuilding and erection of a single storey dwellinghouse. The site is located on Dorking Road, an A-classified road subject to a speed restriction of 50 mph in this location.

The indicative plans suggest that the existing vehicular access will be utilised to serve the site. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals four recorded collisions within the vicinity of the site access. However, these were not attributed to the use of the site access or site operation. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposals would exacerbate an existing safety concern.

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 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.

**Liz Corcoran**  
**West Sussex County Council – Planning Services**