

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	Highways, WSCC
DATE:	22/08/2025
LOCATION:	Land North of 3 Grange Park, Ferring, BN12 5LS
SUBJECT:	FG/102/25/PL 1 No. self build single-storey dwelling with new access to existing dwelling and associated landscaping. This application is in CIL Zone 4 and is CIL Liable as a new 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 seeks the erection of a self-build single-storey dwelling with new access to existing dwelling and associated landscaping. The site is located on Grange Park, a privately maintained road – as such, these comments should be considered as advice only.

For context, the preceding application at this site (FG/45/25/PL) sought similar proposals for the erection of a single-storey dwelling. WSCC in its role as Local Highway Authority (LHA) was a consultee for this application, raising no highway safety or capacity concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

For the current submission, access for the existing and proposed dwellings will be made via Grange Park. From inspection of local mapping, there are no apparent visibility concerns with the existing proposed access arrangement. The proposed access works will be subject to formal approval from the proprietor of the privately maintained road.

Provision for two car parking spaces is proposed to serve the proposed dwelling, which would be in accordance with Arun Parking Standards for a dwelling of this size and location. Cycle parking has also been demonstrated in the plans, though the LPA may wish to secure details via condition. The proposed parking and turning arrangement for the existing dwelling also appears acceptable.

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.

Kyran Schneider
West Sussex County Council – Planning Services

Regards

Kyran Schneider

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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