

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	WSCC – Highways Authority
DATE:	11 December 2025
LOCATION:	Bentons Place Hooklands Lane Shipley West Sussex RH13 8PY
SUBJECT:	DC/25/1868 Prior Notification for Change of Use of 2no. Agricultural Buildings to 7no. dwellinghouses (C3 Use Class).
DATE OF SITE VISIT:	Site known to Highway Officer
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above prior notification application DC/25/1868 with regards to highway safety and capacity matters related to the proposed development. The application is supported by a Highways Technical Note (HTN) and associated plans.

Site Context

The application site is 'Benton Place, located along Bentons Lane, within approximately 600m to the east of Hooklands Lane public highway. The prior notification application is for change of use of two agricultural buildings to provide 7 nos. dwellings (Class C3) within the wider farm complex. The Highway Authority were previously consulted with regards to a previous prior notification application for a similar scheme under application ref: DC/25/1458. No objection was raised from highway safety or capacity perspective but was refused relating to other matters.

Access and Visibility

The site is accessed from public highway Hooklands Lane, via a private access track Bentons Lane. Hooklands Lane is a 'D' classified road subject to 60mph speed limit. Proposed access arrangement visibility splays drawing 2506039-01 within the HTN shows visibility splays of 2.0m x 93.0m to the north and 2.0m x 170.6m to the south offset 0.5m from the opposite verge are achievable. It was noted by the Highway Officer during site inspection for the previous scheme that the character of the road was quiet and lightly trafficked with only few vehicular traffic along with other non-motorised users including horse riders and cyclists.

The Highway Authority are satisfied that the visibility at the Hooklands Lane – Bentons Lane junction is good. The PROW team may want to comment on the use of this PROW as the main access to the new dwellings.

Personal Injury Accident (PIA) Data

An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no reported incidents of personal injury near to the access. Therefore,

there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Trip Generation and Highway Impact

The nationally recognised TRICS database has been interrogated to estimate the vehicular trips associated with the proposed trips. It is estimated that the proposed scheme generates two-way trips of 4 during AM peak, 3 during PM peak and 34 during the whole day. Whilst there will be an increase in trips compared to the existing use as agricultural buildings, the proposed trips are still relatively low, and no concerns are raised from a highway safety or capacity point of view.

Conclusion

Paragraph 116 of the National Planning Policy Framework (NPPF) states:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Therefore, the Highway Authority do 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 (NPPF), paragraphs 114 -117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

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West Sussex County Council – Planning Services