

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	25/11/2025
LOCATION:	Oreham Manor Farm, Oreham Common, Henfield, BN5 9SB
SUBJECT:	DC/25/1827 Demolition of existing buildings and erection of 1No detached self-build dwelling with associated works.
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 existing buildings and erection of one detached self-build dwelling with associated works. The site is located on Oreham Common, a privately maintained road – as such, these comments should be considered as advice only.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application DC/24/1853 (*Prior notification for the demolition of existing workshop building (Class B1(c)) and construction of new dwellinghouse (Class C3)*), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) permitted the application.

The current proposals seek to utilise existing access arrangements from Oreham Common. Access to the maintained highway network is at the existing junction with Horn Lane. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Horn Lane. In addition, the LHA does not anticipate that the proposals would give rise to a material intensification of use of this junction.

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 appears to be sufficient space on-site for three car parking spaces to be accommodated, with space for turning to be achievable.

The site is situated in a rural area, with the nearest large village Henfield located some 3km northwest of the site. There are bus stops located on Shoreham Road, approximately 1.1km west of the site, providing regular services toward Burgess Hill and Pulborough. However, I do note that the surrounding roads lack formal footways and street lighting, which may encourage the use of the private car. Cycling could be viable for confident cyclists, and the LPA may wish to secure cycle parking provision if they deem it appropriate to do so.

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