

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	WSCC – Highways Authority
DATE:	12 November 2025
LOCATION:	Oxcroft Farm Henfield Road Henfield BN5 9XE
SUBJECT:	DC/25/1506 Permission in Principle for a residential development with the erection of up to 9no. dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above Permission in Principle application DC/25/1506 for a residential development of up to 9 nos. dwellings (Class C3) on land at Oxcroft Farm, Henfield Road, Small Dole BN5 9XE.

The site is a brownfield site comprising buildings / structures used for agricultural purposes. The site gains access from A2037 Henfield Road which is a two-way single carriageway road subject to 30mph speed limit at this point. An indicative layout plan has been submitted which indicates a new access will be constructed opposite the junction serving Mackleys Industrial Estate on Henfield Road. The LHA would expect that visibility splays are demonstrated at Technical Details Consent stage, in accordance with Manual for Streets (MfS) guidance, which sets out minimum splays of 2.4m x 43m for a 30mph road.

As per the application type, details have not been provided with regards to dwelling size (number of bedrooms), or parking provision. At Technical Details Consent stage, the LHA would expect details to be provided demonstrating proposed vehicular access arrangements to the site, sufficient space for parking and turning of vehicles in accordance WSCC Parking Standards. 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.

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West Sussex County Council – Planning Services