

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	06/08/2026
LOCATION:	Bentons Barn, Bentons Lane, Dial Post, RH13 8NP
SUBJECT:	DC/26/1044 Demolition of dwellinghouse and the erection of replacement dwelling.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters for the demolition of dwellinghouse and erection of replacement dwelling. The site is located on Bentons Lane, a privately maintained road – as such, these comments should be considered as advice only.

Access to the maintained highway network is at the existing junction with Worthing Road, approximately 450m east of the application site. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Worthing Road. In addition, as the proposals seek a replacement dwelling only, the LHA does not anticipate that the proposed development 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 space within the site for this parking demand to be accommodated, with space for on-site turning to be achievable. Provision for the secure storage of bicycles is also proposed.

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