

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	15/04/2026
LOCATION:	Bentons Cottage, Bentons Cottage Office, Bentons Lane, Dial Post, RH13 8NP
SUBJECT:	DC/26/0465 Demolition works. Replacement of existing dwelling with detached chalet bungalow.
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 by the Local Planning Authority (LPA) for the proposed replacement of existing dwelling with detached chalet bungalow. The site is located on Bentons Lane, a privately maintained road – as such, these comments should be considered as advice only.

Vehicle access will be provided from Bentons Lane. The applicant should be aware that if any vehicle access works are proposed, formal approval from the roads proprietor will need to be obtained to undertake the proposed works on the privately maintained road.

Access to the maintained highway network is at the existing junction with Worthing Road, approximately 500m east of the application site. As the proposals seek a replacement dwelling, the LHA does not anticipate that the proposals would give rise to a material intensification of use of this junction.

From inspection of the plans, the site exhibits suitable car and cycle parking provision in accordance with WSCC Parking Standards. The privately maintained road can be utilised for turning.

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